

FULTON COUNTY, GEORGIA
CONSOLIDATED ANNUAL
PERFORMANCE & EVALUATION
REPORT (CAPER)
FOR FISCAL YEAR 2013
(January 1, 2013 – December 31, 2013)






Prepared by:
Department of Housing and Human Services and
Housing Authority of Fulton County

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Submitted March 2014



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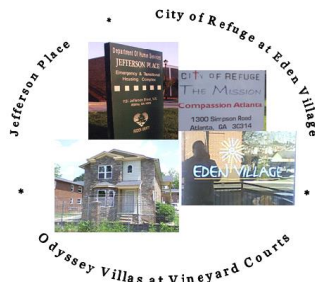
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Arcadia at Parkway Village



TABLE OF CONTENTS

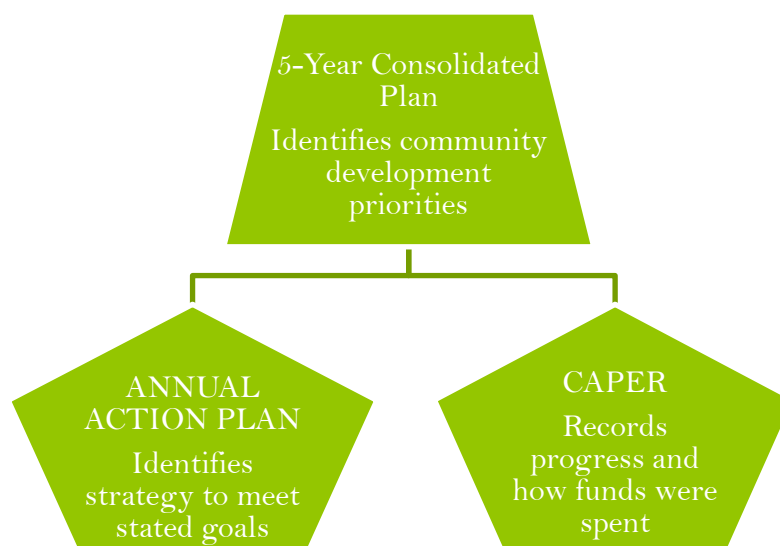
Title	Page	Title	Page
Overview	4	Eliminating Barriers to Affordable Housing	75
Available Resources	6	Obstacles to meet the underserve	76
Other Major Resources	8	Assisting Other Special Need Households	76
Leveraging Resources	18	Structure/Enhancing Coordination between Housing and Service Agencies	81
Performance Measures	19	Anti-Poverty Strategy – Reducing the Number of People below the Poverty Level	97
Priority Needs	21	Public Housing Improvements and Resident Initiatives	102
Program Narratives	25	Evaluation and Reduction of Lead-Based Paint Hazards	108
Assessment of 2013 Action Plan Goals and Objectives	45	Compliance with Program and Comprehensive Planning Requirements	111
2013 Budget	50	Monitoring	112
2013 Expenditures	53	Self-Evaluation	123
Other Actions	75	Public Participation/Citizen Comments	122
Affirmatively Further Fair Housing	65		
Affordable Housing	74	Appendix A-I	
Fostering and Maintaining Affordable Housing	75	HUD Consolidated Tables: 1C, 2A/B, 3A, 3B and 3C	

INTRODUCTION

OVERVIEW

Fulton County has successfully completed the fourth year of the County's Five-Year Consolidated Plan. Activities undertaken during this period reflect the goals and objectives as stated in the Five-Year Consolidated Plan for Fiscal Years 2010 to 2014. In compliance with regulations from the U.S. Department of Housing and Urban Development (HUD), Fulton County Department of Housing and Human Services developed the 2013 Consolidated Annual Performance and Evaluation Report. This performance report is required as part of the U.S. Department of Housing and Urban Development's (HUD's) Consolidated Planning process, and is outlined specifically in 24 CFR 91.520. The Consolidated Plan outlines the County's housing, community development needs and the steps the County plans to take to address identified needs using its allocation of federal formula funds. The Consolidated Plan is a three part document that has been prepared to assist the citizens of Fulton County and HUD to monitor the County's progress in implementing its Consolidated Plan. The three sections are (1) development process (2) a five-year strategic plan that outlines the priorities, objectives, and the investment of resources to meet these goals and (3) a one-year action plan which identifies priorities and objectives during the fiscal year. Fulton County must revise the entire Consolidated Plan no less frequently than once every five years, with the Action Plan section updated annually. The Annual Action Plan also serves as the County's application to the U.S. Department of Housing and Urban Development (HUD) for the receipt of federal Consolidated Funds.

Fulton County Housing and Human Services coordinates the publication of Fulton County's Consolidated Plan, Annual Action Plan, and Annual Performance Report which provides information on the County's actions to achieve the goals and objectives of the HUD programs which must be reported on pursuant to 24 CFR 91.520.



During 2013 calendar year, the period of January 1, 2013 – December 31, 2013, Fulton County was the recipient of three federal programs covered by the County's Consolidated Plan. The three federal programs include the HOME Investment Partnerships (HOME), Community Development Block Grant (CDBG), and Emergency Solutions Grants (ESG) programs. Each program section

reports on the following subjects, as required by 24 CFR 91.520(a): *Each jurisdiction that has an approved consolidated plan shall annually review and report, in a form prescribed by HUD, on the progress it has made in carrying out its strategic plan and its action plan.*

- ❖ Description of the resources made available
- ❖ Investment of the available resources
- ❖ Geographic distribution and location of investments
- ❖ Families and persons assisted (including the racial and ethnic status of persons assisted),
- ❖ Actions taken to affirmatively further fair housing
- ❖ Other actions indicated in the strategic plan and the action plan.

HUD also made available additional resources from these programs directly to individual entitlements or participating jurisdictions to address housing and community development needs within their communities. Each of these communities is required to submit a Consolidated Plan to reflect its respective housing and community development needs and strategies. Thus, Fulton County's Consolidated Plan does not govern use of local entitlement funds in these communities.

During 2013, the County received its allocation in the amount of \$2,383,744 of federal fiscal year consolidated formula funds; however, funds awarded or loan commitments made during this program year may have utilized funds from previous federal funding years.

NAME	CDBG13	HOME13	ESG13	TOTAL 2013
FULTON COUNTY	\$1,677,472	\$582,427	\$123,845	\$2,383,744

In addition to the three federal programs covered by the Consolidated Plan funds, this CAPER reports on the progress of the Neighborhood Stabilization Program (NSP) funds authorized by Division B, Title III of the Housing and Economic Recovery Act of 2008 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes (NSP- 1) and under Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010 (NSP- 3) (Pub. L. 111-203, approved July 21, 2010) for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties.

FULTON COUNTY DEMOGRAPHIC PROFILE

Demographic information for the jurisdiction is included in Appendix I: Fulton County Profile. Data was obtained from the U.S. Census Bureau. The ten cities in Fulton County's jurisdiction include: Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Milton, Mountain Park, Palmetto, and Union City.

Federal Programs Data Information

The IDIS PR-03 and the PR- 23 reports are attached in Appendix E. These reports reflect the demographic data on CDBG and HOME beneficiaries, including household distributions by race/ethnicity and income group. Data is provided under the ESG narrative for those assisted with homeless assistance and under the NSP narrative for those who benefited from the program.

AVAILABLE RESOURCES

Consolidated Funds

Geographic Distribution of Assistance and Investments

Fulton County is one of the five core counties of the Atlanta metropolitan area and the most populous county. Services and program funding were provided to ten cities and unincorporated Fulton County while the cities of Sandy Springs, Johns Creek, Roswell and Atlanta all receive entitlement funding directly from HUD. The ten cities include: Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Milton, Mountain Park, Palmetto, and Union City.

Fulton County's funds are not targeted to any particular area within the county's jurisdiction however; eligibility is based on serving low to moderate income citizens for all of the federal funded program activities. These activities are determined based upon the location within Fulton County and outside the municipal city limits of Atlanta, Sandy Springs, Roswell and Johns Creek.

○ **HOME Investment Partnership (HOME)**

The HOME program is designed to strengthen public-private partnerships to provide more affordable housing. HOME strives to meet both the short-term goal of increasing the supply and the availability of affordable housing and the long-term goal of building partnerships between State and local governments and private and nonprofit organizations to strengthen their capacity to meet the housing needs of low, very low, and extremely low income Georgians. Generally, the HOME program has three main purposes:

- (1) To expand the supply of decent, safe, sanitary and affordable housing with primary attention to rental housing for extremely low and low income Americans;
- (2) To mobilize and strengthen the abilities of states and units of general local government throughout the United States to design and implement strategies to achieve an adequate supply of decent, safe, sanitary, and affordable housing; and,
- (3) To provide participating jurisdictions, on a coordinated basis, with various forms of federal housing assistance, including capital investment, mortgage investment, rental assistance, and other needed federal assistance.

HUD regulations allow the HOME program to serve a variety of activities such as owner-occupied housing assistance, home buyer assistance, tenant-based rental assistance, and rental housing development assistance. Fulton County Housing and Human Services provide a variety of programs to address these main purposes.

Fulton County is one of the thirteen participating jurisdictions in Georgia that received an annual formula allocation of federal HOME funds directly from HUD. Fulton County received \$582,427 in 2013 Federal Year HOME funds during this reporting period.

○ **Community Development Block Grant (CDBG)**

Fulton County's CDBG program assisted citizens within municipalities and through non-profits and for-profits entities. The assistance involved improving the living conditions and economic development opportunities of low- to moderate-income residents within Fulton County. CDBG ensures decent affordable housing, to provide services to communities, and to create jobs through the expansion and retention of businesses. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low- and moderate-income persons. All activities meet one of the

following national objectives: benefit low- and moderate-income persons, prevention or elimination of slums and blight, or address community development needs having a particular urgency due to existing conditions that pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

The program is a source for a broad range of community development activities including but not limited to the housing improvements, code enforcement, administrative cost, rehabilitation of residential and non-residential structures, project related soft cost, acquisition of real property, relocation. Addition utilization of CDBG funds are for demolition, clearance, interim assistance, removal of architectural barriers, provision of assistance to profit motivated businesses to carry out economic development and job creation or retention activities, activities relating to energy conservation, public infrastructure improvements, such as water and sewer facilities, and economic development. Therefore, Fulton County's Priorities determine the type of projects receiving CDBG assistance. The priorities are from Fulton County citizen input of needs within their perspective communities, which can vary from year to year and approved by the Fulton County Board of Commissioners. Fulton County received \$1,677,472 in 2013 Federal Year CDBG funds during this reporting period.

○ **Emergency Solutions (formerly "Shelter") Grant Program (ESG)**

The ESG is designed to improve the quality of housing and associated services that exist for persons who experience homelessness, to help make available additional emergency shelters and transitional housing facilities, to help meet the cost of operating these programs and of providing certain essential social services to homeless individuals so that these persons have access not only to safe and sanitary shelter, but also to the supportive services and other kinds of transitional assistance needed to achieve permanent housing. The program is intended to restrict the increase of homelessness through the funding of preventive programs. The program is to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. ESG funds may also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff.

Fulton County is responsible for directly implementing eligible activities eligible Activities include:

- Renovation/Rehabilitation or Conversion
- Social Services
- Operating Costs
- Homeless Prevention and Rapid Re-Housing
- Grant Administration. Grant administration (not to exceed 5 percent of the total grant).

Fulton County is one of the nine participating jurisdictions in Georgia that received an annual formula allocation of federal ESG funds directly from HUD. Fulton County received \$123,845 in 2013 Federal Year ESG funds during this reporting period. As mandated by HUD (24 CFR 576.51) for the local jurisdiction to provide matching funds itself, Fulton County provided match funds in the amount of \$123,845. The 2013 ESG funding was utilized for essential services to our shelter guest and equipment/renovation to the Jefferson Place Shelter and the Springdale Place Comprehensive Services Center or Women with Children. The Jefferson Place and Springdale Place Continuum of Services is designed to provide emergency shelter, transitional housing and

other supportive services to homeless non-drug using adult males and women with children from the greater metropolitan area.

OTHER MAJOR RESOURCES

Fulton County utilized funding from the following major resources to address its housing and community development needs.

○ **Housing and Economic Recovery Act of 2008 (HERA)/Neighborhood Stabilization Program (NSP Funds)**

The Housing and Economic Recovery Act of 2008 enacted July 30, 2008 was designed primarily to address the subprime mortgage crisis, and was passed by the United States Congress on July 24, 2008. Assistance funds were provided to every state and certain local communities to purchase foreclosed or abandoned homes and residential properties to rehabilitate, resell, or redevelop these homes and residential properties in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. State and local governments could use their neighborhood stabilization grants to acquire foreclosed upon residential property; to demolish or rehabilitate abandoned properties; and/or to offer down-payment and closing cost assistance to low- moderate- and middle-income home buyers (household incomes not to exceed 120 percent of area median income. The NSP funds also sought to prevent future foreclosures by requiring housing counseling for families receiving home buyer assistance. In addition, future home buyers are protected by requiring grantees to ensure that new home buyers under this program obtain a mortgage loan from a lender who agrees to comply with sound lending practices.

Fulton County received a total of \$11,060,031.86 under the Act; of the total amount granted, \$10,333,410 was funded through a direct allocation by the Department of Housing and Urban Development (HUD). Fulton County and the City of Roswell through a joint application to the Georgia Department of Community Affairs (DCA) received \$1,447,942.86. In accordance with 24 CFR 570.206, administrative cost of the program will be paid through NSP funding.

NSP-1 Federal	\$10,333,410
NSP-1 State (Fulton)	\$726,621.86
NSP State (Roswell)	\$721,321.00
Total NSP -1	\$11,060,031.86

Under NSP-1 it was determined that the best way to delineate geographic priority areas were through the use of the existing County Commission district borders. Fulton County obligated 100% of both the federal and state awards totaling \$11,060,031.86 by the September 4, 2010 deadline.

Accomplishments from DRGR:

During the program year, the NSP Grantee Status report reflects that Fulton County Government has completed the following:

Federal Grant Award	Obligated	Obligation amount	Drawn	Drawn Rate
\$10,333,410	161.5% **	\$16,683,525	\$12,594,550	121.9%
○ Since the program launched, the NSP program has accomplished				

- Ninety-eight homes acquired, rehabilitated, placed on the market and sold to eligible homebuyers

*****This amount includes the total grant award and the monies returned to the county from the sale of the acquired single family units. These funds are referred to as Program Income. HUD mandates that all program income generated by eligible NSP activities pursuant to HERA shall principally benefit low-, moderate-, and middle-income (LMMI) individuals and families, and limited to only those activities as described in the HUD approved Fulton County Grantee's Application. {Specified in federal statute and regulation at Section 104(j) of the Housing and Community Development Act ("the Act"), as amended in 1992 and 24 Code of Federal Regulations (CFR) 570.489 (e)(3) and of Title III of Division B of HERA.}***

Accomplishments using the State NSP funds were reported by the Georgia Department of Community Affairs NSP staff. Fulton County and the City of Roswell through a joint application to the Georgia Department of Community Affairs (DCA) were awarded \$1,447,942.86. Funds have been used on the following:

State Grant Award	
\$1,447,942.86	<ul style="list-style-type: none"> • Since the program launched, the NSP program has accomplished <ul style="list-style-type: none"> ○ Thirteen homes acquired, rehabilitated and placed on the market with six (6) homes located in the City of Roswell and remaining seven (7) homes located in South Fulton. ○ All homes have been sold to eligible homebuyers

Meeting a 25% set-aside requirement:

The County sold twenty-nine (29) properties acquired using Federal NSP funds and sold six (6) properties acquired with State funds to the targeted population whose income is at or below 50% of the Area Median Income (AMI). The County has met the 25% set aside for the original grant requirement.

The Neighborhood Stabilization Program continues to combat a challenging housing market that affects neighborhoods across District 7 in Fulton County. By creating high-quality, energy efficient housing and arranging for tiered subsidies based on income levels and neighborhoods, the program will re-ignite local markets, lock in affordability for buyers, and support local economic development and job growth. This will restore local confidence, protect recent and planned investments and ultimately turn around local markets. Our success with this program has helped to return vacant, blighted, foreclosures or dilapidated housing and boarded homes to the area's housing supply.

The Homeownership Program continues to be a popular means for qualified home buyers to achieve homeownership and the county continues to refine the program for greater success. Fulton County has utilized the County's website, print advertising, brochures, housing information sessions, public hearings, self-assessment surveys and housing fairs in order to promote greater awareness. The program targets funds toward underserved populations, and encouraged cooperative efforts resulting in partnerships between real estate professionals, builders, developers, participating lenders and the Piece by Piece, Atlanta Regional Commission's (ARC) collaborative partnership of the regional foreclosure initiative. NSP staff members also provided training and technical support in an effort to encourage operational efficiency.

The participation of two sets of private sector partners is central to the successful implementation of the NSP Second Mortgage Program. The first group includes the 20 lenders that are responsible for originating, underwriting, closing, funding, and all correspondence associated with the first mortgage. Mortgage lenders may apply for designation as a Participating Lender any time during

the year. These lenders include: Academy Mortgage, America's Choice Home Loans, Ameris Mortgage, Bank of America, JP Morgan Chase Bank, E-Mortgage Management LLC, Element Funding, Embrace Home Loans, Envoy Mortgage, Equity Loans LLC, First Community Mortgage, Homestar Financial Corporation, Hometown Lenders, LoanSouth Mortgage, Prime Lending, REMN(Real Estate Mortgage Network) Sharpe Mortgage, Southeast Mortgage, Southpoint Financial Services, SunTrust Mortgage and Wells Fargo Bank. Our Partner's Business Development teams conduct annual and new lender training for real estate professionals, loan closers, processors, underwriters and loan officers. Topics covered include the introduction of HUD NSP regulation and Fulton County's internal procedures. The second group includes HUD approved nonprofit housing counseling agencies. The Fulton NSP Second Mortgage Program requires potential home buyers to participate in home buyer education workshops. The home buyer education curriculum offered by these agencies are designed to provide step-by-step guidelines for successfully purchasing a home and to enhance the ability of participating lenders to extend mortgage credit to these low income home buyers. Information is offered in a group, online or in a class setting. Post-purchase counseling is also encouraged.

The partners have also leverage funding to further the stabilization efforts. Atlanta Neighborhood Development Partnership, Inc. (ANDP) has financing in place with Mercy Housing Fund, and the Housing Partnership Network. Moreover, APD Solutions has partnered with Waterfall Asset Management, which allows the Developer greater access to bulk purchases of foreclosed properties in a single neighborhood.

The following NSP-1 activities were completed during the reporting period.

- County staff continued to review information about available properties in areas with high concentrations of foreclosed homes and determine eligibility for acquisition.
- A satellite office continued as the central administrative office of the Neighborhood Stabilization Program in South Fulton County. The satellite office handles the day-to-day programmatic activities of NSP. The location of the office is 277 East Broad Street, Fairburn, GA 30213.
- The city of Roswell as a co-applicant received a prorated share of state NSP funding of \$721,321 from Fulton to fund and carry out its NSP activities within the City's jurisdictional area. The County and the City entered into a Cooperative Agreement through this special grant provided by DCA. The city of Roswell has obligated all of its funds through a partnership with Habitat for Humanity. The City of Roswell purchased and closed six homes reported in previous CAPERS.
- NSP staff participated in Pointer Ridge Neighborhood Association Meeting held on May 9, 2013 in collaboration with the Fulton County Police Department, Code Enforcement Division and Commissioner William "Bill" Edwards. Presenters answered questions related to code ordinances, District 7 updates, and shared specifics and contact information on the Fulton County NSP and Emergency Assistance Grants (EAG) programs.
- NSP staff participated in two Citizen Participation Meetings scheduled for the proposed FY2013 Substantial Amendments. The amendments are part of the 2010 – 2014 Consolidated Plan and Neighborhood Stabilization Program 3 Annual Action Plan. The meetings occurred May 21, 2013 at SW Regional Public Library and May 29, 2013 at Welcome All Park and Multipurpose Facility.

- NSP staff participated in the Office of Housing and Community Development Information and Community Outreach Session of “Own Your Own Home and Improve Your Credit” held at the East Point Library on June, 25, 2013.
- NSP staff participated in the HUD’s Georgia all Grantee Meeting on July 25, 2013.
- NSP staff participated in the Fulton Industrial CID Master Plan - Core Team Meeting 3 on August 29, 2013. The meeting was open to the public and focused on addressing CID interest coordinated through Georgia DOT, ARC and several Fulton County departments. There were key implementation steps covered for the strategy for transportation, Gateway conceptual plan and landscape and design recommendations.
- NSP staff participated in the Region IV Environmental Subject to 24 CFR Part 58 training for Local Government August 27-29, 2013 sponsored by the Atlanta HUD office.
- NSP staff participated in the AmpliFund Grants Management Software Webinar and conference introduction with Fulton County Department of Finance on October 10, 2013.
- Fulton County’s NSP and HOME staff participated in an on-site technical assistance review directed by WFN Consulting on October 29, 2013. The TA session was a follow-up to a HUD sponsored NSP clinic hosted at the Atlanta Field Office and it was conducted to assist the County with gauging ongoing NSP activities and ensuring programmatic compliance for a joint project.
- Both Fulton’s Development Partners have been successful in Single Family Housing. There were no Multifamily or Single Family Rental opportunities under NSP-1.

	ANDP		APD Solutions	Roswell
	Federal	State	Federal	State Funds
Acquired SF units	0	0	0	0**
Pending Acquisition	0	0	0	0
Acquired and Rehabbed	0	0	0	0
Closed and Sold**	9	2	3	0
Under Contract/Eligible Homebuyers	0	0	0	0

**** These units were acquired prior to 2013.**

- The Developers have worked with 10 different Contractors in the rehabilitation of the NSP-1 properties. These Contractors utilized 1-6 workers per property. This has generated over 27 job opportunities through the following positions: Full Time and Contract Employees, Tradespeople such as Carpenters, Electricians, Plumbers, HVAC Technicians, Roofers, Home Cleaners, Lawn Care Service Providers, and Other Real Estate Industry Professionals including: Inspectors, Appraisers, Attorneys and Real Estate Agents.
- Several marketing efforts were undertaken by the Development Partners.
 - APD participated and marketed in several local events to a base of nearly 5,000 persons, including potential homebuyers, realtors, lenders, housing counselors and other real estate professionals.

Date	Event	Attendees
02/2013	Attended the National Homebuilders Conference in Las Vegas, NV. Participated in various remodeling sessions which consisted of Georgia local Contractors and Remodelers, in an effort to recruit WBE and MBE contractors and Real Estate Professionals.	20,000
5/25/13	Attended Industry Related Workshops for Realtors, Non Profits and Homebuyers. APD Solutions participated by setting up a consumer resource table & provided NSP program requirements and HUD updates.	200
08/3-9/2013	Attended the National NAREB (National Association of Real Estate Brokers) Southeast Regional Conference.	100+
10/27-28/2013	Organized a Food Truck Festival, where we handed out over 200 informational packets on the benefits of purchasing an NSP home.	50
11/13	APD Solutions conducted homebuyer workshops at their Panola Slope location.	50
11/14/13	APD sponsored 2013 Community & Economic Development Symposium. Fulton NSP staff, ANDP, HUD, Business and Community Leaders, Elected Officials, and other Industry Professionals involved in community redevelopment and economic development participated in the symposium. The Symposium included plenary sessions and featured keynote speaker Former HUD Secretary, Alphonso Jackson.	
12/27/13	Implemented new acquisitions sales team. Trained all REG Agents on HUD NSP Guidelines.	10
Quarterly	Coordinated with the NID Atlanta Southern Crescent Branch to strategize and collaborate on a series of homebuyer classes/seminars,	20

- ANDP marketed the NSP program and its available NSP homes to a base of nearly 2,087 Metro Atlanta subscribers – prospective buyers, realtors, lenders and housing counselors. Email updates, which included detailed program information, links to resources, open houses and other special events and new home listings, were utilized. The listing agents also market the County’s program to their subscriber databases. Combined, nearly 13,000 emails were generated on the Fulton NSP program.

- Conducted four webinars in 2013 with an average attendance of thirty-three on each webinar. The webinars were offered and aimed at improving lender and realtor understanding of the NSP program and offerings in Fulton County.
- Leveraged in-house marketing support. ANDP designs and prints 100 percent of its collateral needed to execute the county's program. Approximately 50 promotional flyers were utilized in their 2013 marketing efforts. An estimated 3,000 printed copies were used at events throughout the county. In addition to printed copies, marketing collateral was also distributed electronically via Twitter, Facebook, email marketing and web listings.
- Created material translated into Spanish to share basic information, which allowed them to reach the Hispanic population that does not speak English.
- Participated with other Housing Professionals such as Realtors, Bank officials and Non-profit Agencies to cross promote NSP offerings with Wells Fargo Program "Neighborhood LIFT, which aims to bring reluctant buyers off the sidelines to help absorb excess inventory. The bank established a goal of lending \$1.3 billion to Atlanta buyers and designated \$8 million to assisting homeowners with down payments in Atlanta.
- Participated with other Housing Professionals in the December 14, 2013 Homebuyer Workshop Presentation hosted by Metro Fair Housing Services and Zion Hill CDC. An overview presentation on the Neighborhood Stabilization Program and homes available was presented.
- ANDP staff and its listing agents conducted a number of open house events and luncheon sessions for agents in 2012.

Date	Event	Attendees
January – December 2013	Regular updates to www.ANDPHomes.org listing of NSP homes available	7,682
March 21, 2013	Email blast to lenders, realtors, housing counselors re: ANDP affordable housing NSP program update.	1,305
March 28, 2013	Webinar for lenders, realtors, and housing counselors re: ANDP affordable housing programs including NSP Update	47
April 24, 2013	Email blast to lenders, realtors, housing counselors re: ANDP affordable housing NSP program update.	1,310
April 26, 2013	Corporate Volunteer event with Property Masters –landscaping at three homes. Shared details of ANDP's affordable programs including NSP.	60
April 29, 2013	Webinar for lenders, realtors, and housing counselors re: ANDP affordable housing programs including NSP Update	32

May 7, 2013	Presentation to ANDP Advisory Board on foreclosure redevelopment activity including NSP program	40
May 13, 2013	Email blast to lenders, realtors, housing counselors re: ANDP affordable housing NSP program update.	1,313
May 16, 2013	Webinar for lenders, realtors, and housing counselors re: ANDP affordable housing programs including NSP Update	25
May 17, 2013	Corporate Volunteer event with Nordson Corporation –landscaping at one home. Shared details of ANDP’s affordable programs including NSP.	15
June 1, 2013	Corporate Volunteer event with JP Morgan Chase –landscaping at one home. Shared details of ANDP’s affordable programs including NSP.	13
June 4, 2013	NeighborWorks Week – West End neighborhood of Atlanta. Neighborhood and park clean-up, landscaping with corporate and neighborhood volunteers. Cross promotional event with NeighborhoodLIFT, Wells Fargo, NeighborWorks America Affiliates and West End Neighborhood residents	50
August 23, 2013	Email blast to lenders, realtors, housing counselors re: ANDP affordable housing NSP program update.	1,315
August 28, 2013	Webinar for lenders, realtors, and housing counselors re: ANDP affordable housing programs including NSP Update	30
November 8, 2013	Veterans Rally – City of Atlanta: Attended tabled event to promote ANDP’s affordable housing programs, including NSP.	200
Jan – December 2013 (every other month)	ANDP listing agent with Palmer House Properties conducted agent information sessions every other month	150

- Jointly the partners participated in a number of vents including:
 - Both Development Partners participated in the Piece by Piece Neighborhood Investment Conference held on October 10, 2013. The event was planned and executed by ANDP staff and hosted by Piece by Piece, Enterprise

Community Partners, and the Atlanta Regional Commission, which was designed to convene institutional investors, regional governmental leaders, elected officials and others for a collaborative discussion about recent real estate investment trends and strategies to ensure the long-term health and viability of metro Atlanta neighborhoods. The conference topics included: Overview of single-family investment activity in the region, • Panel discussion among leading institutional investors, Addressing the capital dilemma, Opportunities to build national/local partnerships, Recovery from the community perspective, Code Enforcement, Strategies for low-value properties and Risks for investor activity.

- The Office of Communications and Housing and Human Service staff hosted an employee only Listen and Learn Event on April 25, 2013. Two sessions were planned. Forty-one employees attended these sessions. Presenters answered questions related to home buying, down payment options, the importance of selecting an insurance agent, home buying process and a housing counseling agency was available to discuss the requirement of Homebuyer Education and schedule counseling sessions.

Under the American Recovery and Reinvestment Act (ARRA) additional Neighborhood Stabilization Program funds (referred to as NSP II) were made available for distribution via competition and pursuant to the original HERA legislation. Fulton County was not awarded NSP II funds.

The Neighborhood Stabilization Program 3 (NSP 3) was authorized under Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) (Pub. L. 111-203, approved July 21, 2010) that was originally established under the Housing and Economic Recovery Act of 2008 for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest Fulton County received \$3,094,885 through the U.S. Department of Housing and Urban Development (HUD). As a requirement to receive these funds all local and state entitlement jurisdictions had to submit a *Substantial Amendment* to their current HUD approved Consolidated Plan and 2012 Annual Action Plan describing their NSP 3 program.

Under NSP-3, the county secured the services of Atlanta Neighborhood Development Partnership after a Request for Proposal process for the acquisition, rehabilitation, housing counseling, real estate marketing and sales and asset management services for single-family and multi-family foreclosed properties. During the program year, the following was completed:

The following NSP 3 activities were completed during the reporting period.

- County staff continued to review information about available properties in areas with high concentrations of foreclosed homes and determine eligibility for acquisition.
- The 50% expenditure ratio was met by the March, 2013 deadline.
- The NSP 3 contract agreement was executed and signed between Fulton County and the Developer, ANDP. The Board of Commissioner during the October 5, 2011 Board of

Commissioners' meeting approved the selected vendor, Atlanta Neighborhood Development Partnership. As a result, staff has begun working with the Developer by seeking to develop innovative ways to utilize NSP3 funding. County NSP Staff and the Developer are reviewing available multifamily properties in areas with high concentrations of foreclosed homes and determining eligibility for acquisition. The multifamily properties will provide a rental component to the County's NSP program thereby assisting more families who are not ready for homeownership.

- ANDP, our Developer completed the following:
 - Rehab work began in February 2013 after a contractor was procured and permits were received the multifamily property will provide a rental component to the County's NSP program thereby assisting families who are not ready for homeownership.
 - Conducted a Technical Assistance meeting on December 19, 2013 with the selected Property Management group, Glass Ratner. An agenda was provided. Topics included Leasing, Property Management Forms and Process, Management Plan, Reporting and a question and answer period. The County NSP and HOME staff was invited to attend this TA session.

NSP staff and/or our Development Partners participated in events and activities that benefitted both rounds of funding. Other NSP notables included:

- As a part of the County's Office of Communications Listen and Learn series in collaboration with the Housing and Human Service Department, two Home Ownership sessions were held on April 25, 2013 with 41 employees participating in the sessions. Both sessions focused on the NSP and HOP Homeownership programs. Presenters answered questions related to home buying, down payment options, the importance of selecting an insurance agent, home buying process and a housing counseling agency was available to discuss the requirement of Homebuyer Education and schedule counseling sessions.
- Continued participating in meetings and/or providing updates as requested under the Piece by Piece Initiative sponsored by the Atlanta Regional Commission.
- NSP staff participated in the Basically CDBG for Entitlements training August 6-8, 2013. The training focused on key program topics such as national objectives, eligible activities, program administration, financial management, IDIS, performance measurement, and reporting and recordkeeping. In addition, the course provided answers to common CDBG questions, highlighted HUD interpretation of key policy issues and the second half of the final day provided a NSP module.
- Staff from HOME, NSP and the NSP Developers attended a two-day NSP Problem Solving Clinic on September 11, 2013. Key national and regional HUD staff answered questions and spoke with participants. Also during the Clinic, staff met one on one with NSP TA providers. Roundtable discussions included: NSP program requirements and rules, NSP3 program design, DRGR, federal regulations, program income, and closeout.
- NSP, HOME and ANDP staff attended a HUD sponsored HOME Rule Briefing in Atlanta, GA on September 10, 2013, to brief Participating Jurisdictions (PJs) on the new 2013 HOME Final Rule. This regionally-based briefing provided information on the changes to the HOME Final Rule, and how those changes will impact current policies and procedures. The presentations covered topics such as timeliness requirements, CHDO requirements, market assessments, rental projects, and homebuyer projects

- Fulton County has worked collaboratively with a number of other local governments in marketing and NSP community education efforts.

The following table highlights beneficiary households by racial/ ethnicity status and special needs. Under NSP-1, Fulton County procured two Developers and under NSP-3, one development partner was procured.

Household Benefit: 14 units

AMI Category	Federal NSP-1		Federal NSP 3		State		Roswell	
0%-50%	2	50%	1	43%	0	0%	0	0
51%-80%	4	50%	1	28.5%	0	0%	0	0
81%-120%	1	0%	3	28.5%	2	100%	0	0
Total:	7		5		2		0	0

Demographics: Racial Composition:

Ethnicity	Federal NSP-1	Federal NSP 3	State	Roswell
White	0	0	0	0
Black/African American	7	5	2	0
Asian	0	0	0	0
Black/African American & White	0	0	0	0
American Indian/Alaskan & Black/& Black/African American	0	0	0	0
American Indian/Alaskan & White	0	0	0	0
American Indian/Alaskan	0	0	0	0
Other Race or Multi Race:	0	0	0	0

Special-Needs Breakdown, Number of Persons Served

<i>Special Need and/or Demographic Group</i>	<i>Federal NSP-1</i>	<i>Federal NSP 3</i>	<i>State</i>	<i>Roswell</i>	<i>Total</i>
Chronically Homeless (<i>by HUD definition</i>), Mentally Ill, Substance Abuse (alcohol &/or drug), HIV/AIDS and related diseases, Other Disability, Veterans, Domestic Violence, Elderly (ages 62 and older), Illiterate or marginally literate and Other Special Needs*	0		0	0	0

NSP -3 RENTAL:

	Federal
Acquired Multifamily	24 Units

LEVERAGING RESOURCES

Listed below are the projects which leveraged other funds and the amount of leveraged funds. While the County itself did not use HUD program funds to leverage other public and private resources, local non-profits have reported the HUD program funds to be essential in obtaining private donations and other public and private grants. Additionally, the County provided General funds to complement its CDBG, HOME and ESG programs.

CDBG:

Fulton County has been successful in leveraging additional resources to maximize the impact of its CDBG funds. During fiscal year 2013, leveraging of resources funds totaled \$4, 425,348

Sub recipients	Fulton Co CDBG Funds	Other Source Funds
Africa's Children Fund	\$13,000	\$20,000
Atlanta Center for Self Sufficiency, Inc. (Homeless Prevention)	\$12,000	\$53,000
Atlanta Legal Aid Society, Inc. (Legal Assistance)	\$10,000	\$15,000
Young Adult Guidance Center, Inc. (In-Tune Transitional Housing)	\$12,000	\$16,500
Fulton County Superior Court (Accountability Court)	\$25,000	\$52,504
Atlanta-Fulton Public Library System (GED Testing)	\$6,980	\$35,807
Quality Living Services	\$69,665	\$69,665
Teens at Work	\$10,000	\$16,500
Partnership Against Domestic Violence (PADV)	\$19,000	\$2,487,140
Resources for Residents	\$10,000	\$29,007
Families First	\$10,000	\$48,000
HOPE Through Divine Intervention	\$10,000	\$648,618
Metro Fair Housing	\$11,000	\$381,346
North Fulton Community Charities	\$10,000	\$417,835
YMCA of Metro Atlanta, Inc.	\$20,000	\$22,500
Andrew and Walter Young YMCA	\$25,000	\$27,000
Traveler's Aid	\$25,000	\$44,926
Young Adult Guidance Center	\$12,000	\$40,000
Young Adult Guidance Center – Reprogrammed	\$45,000	\$0

Teens At Work – Reprogrammed	\$40,000	\$0
Atlanta-Fulton Public Library System (College Park Library ADA)	\$19,355	\$0
Total:	\$415,000	\$4,425,348

ESG:

For the year 2013, the Office of Emergency and Transitional Housing received \$123,845 in ESG funding. As required, Fulton County provided a 100% match of 123,845 in General funds. Fulton County operated Jefferson Place Emergency Shelter for men and Springdale Place Comprehensive Services Center for single women with children. As such, the funds provided under the ESG allocation will be used to serve the essential needs of both service sites as well homeless assistance and repaid re-housing needs of the broader homeless and at risk population. The Emergency Solutions Grant is designed to improve the quality of housing and associated services that exist for individuals and families who experience homelessness. The program is the first step in our continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. ESG funds may also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff. In addition, Jefferson Place received \$12,450 and Springdale Place Comprehensive Services Center for Women with Children received \$6,450 in grant funds from FEMA/United Way to provide essential services (food, personal hygiene items, and transportation assistance) to the guests.

HOME:

During fiscal year 2013, as required, Fulton County provided General funds to meet the 25% matching requirement for the use of federal HOME funds. The local financial institutions working with the HOME program as participating lenders committed funds for permanent financing of the first mortgage loans under HOP.

PERFORMANCE MEASURES

Fulton County's Program Goals are consistent with and support HUD goals identified in Title I of the Housing and Community Development Act of 1974 (as amended). The three basic objectives of these formula programs include providing (1) decent housing, (2) a suitable living environment and (3) an economic opportunity. The outcome categories include: (1) availability/accessibility, (2) affordability, and (3) sustainability (promoting livable or viable communities). The combination of objectives and outcome categories results in a matrix of *nine* possible outcome statements that encompass the various possible program activities.

Accessibility for the purpose of creating suitable living environments (1,1)	Accessibility for the purpose of providing decent affordable housing (1,2)	Accessibility for the purpose of creating economic opportunities (1,3)
Affordability for the purpose of creating suitable living environments (2,1)	Affordability for the purpose of providing decent affordable housing (2,2)	Affordability for the purpose of creating economic opportunities (2,3)
Sustainability for the purpose of creating suitable living environments (3,1)	Sustainability for the purpose of providing decent affordable housing (3,2)	Sustainability for the purpose of creating economic opportunities (3,3)

Decent housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing and increases the availability of permanent housing in standard condition and at affordable cost to low- and moderate-income families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently, and provides housing affordable to low to moderate-income persons that are accessible to job opportunities. Under this provision, Fulton County expanded both the access to affordable rental housing and homeownership opportunities, made the home buying process less complicated, assisted renters become homeowners, fought practices that permitted predatory lending and increased public awareness of fair housing laws.

- The Community Development Block Grant Program can provide investments for eligible housing activities to carry out a comprehensive strategy of revitalization to stabilize and enhance clearly defined residential neighborhoods with concentrations of persons with lower incomes.
- Fulton County's NSP Homeownership Program enhanced homeownership opportunities for low to moderate income eligible families in targeted areas where foreclosures, abandonment and reversing declines in property values existed as a result of the presence of foreclosed and abandoned properties. The program was a resource to stabilize neighborhoods.
- Fulton County's Home Ownership Program enhanced homeownership opportunities for low to moderate income eligible families throughout Fulton County with the exceptions of area within the municipal city limits of Atlanta, Roswell, Sandy Springs, and Johns Creek. The program was a resource to remove obstacles.
- Fulton County is dedicated to ending the practice of discrimination and promoting fair housing laws, as well as educating lenders, real estate professionals, housing providers, and residents in complying with the laws. Working with partners, as well as the private sector, Fulton County is involved in a cooperative effort to increase access to the nation's housing stock so that more Americans can choose to live where they want to live. Informing the general public and housing industry professionals of fair housing laws is an essential element of efforts to eliminate housing discrimination.
- Fulton County's Office of Emergency and Transitional Housing enhanced the continuum of care services that assist homeless and at risk men, woman, families, and youth regain a state of independence that leads to a positive and productive reintegration into the community.

Suitable living environment: The provision of a suitable living environment improves the safety and livability of neighborhoods; increases access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower-income and revitalizes deteriorating or deteriorated neighborhoods.

- The Community Development Block Grant Program assisted in the improvement of communities. Funds are provided for a wide array of eligible activities such as new or improved water, sewer, street and drainage facilities.
- Fulton County continued to require that activities using federal HOME and CDBG funds that engage in rehabilitation activities follow HUD regulations that require the control of lead based paint hazards and safe work practices.

- Fulton County's NSP enhanced rental opportunities for low to moderate income eligible families where a blighted, foreclosed and abandoned property existed.
- Fulton County continued to focus on improving enforcement and regulatory oversight throughout our programs with monitoring compliance.

Provide economic opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses (including micro-businesses); provides public services concerned with employment; provides jobs to low income persons living in areas affected by those programs and activities; makes available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

- Fulton County provided a BILP (Business Improvement Loans) for financial support of small businesses to retain staff and services, expand economic development, and increased employment opportunities.

The outcomes in this system help further refine the objectives and capture the nature of change or the expected result. Availability/accessibility applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to extremely low, low and moderate-income people. Affordability applies to activities that provide affordability in a variety of ways to extremely low, low and moderate-income people. Sustainability applies to activities that are aimed at improving communities or neighborhoods, or helping to make them livable or viable by providing benefit to extremely low, low and moderate-income people.

PRIORITY NEEDS

Fulton County has developed priorities for both housing and community development needs and Exhibits I-1 below showed the identified prioritization of these needs. These needs are addressed by the three federal programs covered by the Consolidated Plan. CDBG funding is the largest part of the County's annual HUD funding, making up about 69 percent of the \$2.4 million received from HUD. HOME funds are the second largest source of housing and community development funding at about 23 percent of the total. Clearly, these funding sources play a very important role in meeting the priority needs. The Housing and Community Development staff provides considerable insight and expertise gathered through daily interactions with individual citizens, community and neighborhood organizations, non-profit housing and public service agencies, and the financial industry. In addition, needs assessment surveys and public comment data are gathered from citizens, neighborhood meetings, and public hearings for which it is responsible for organizing to encourage ongoing public comments. This input is filed and may establish the direction of future priorities for local housing and community development needs.

During this reporting period, Fulton County is unable to place a specific priority need in the below-mentioned categories. Additionally, Fulton County could not predict the level of need. These priorities are of equal importance. Therefore, a checkmark for each category was selected. Exhibit I-1 is the HUD Table 2A, which illustrated the County's priority levels to each housing category that has been designated in the strategic plan component of the Consolidated Plan.

EXHIBIT I-1 PRIORITY HOUSING/SPECIAL NEEDS/INVESTMENT PLAN TABLE (HUD TABLE 2A)

PART 1. PRIORITY HOUSING NEEDS		Priority Level Indicate High, Medium, Low, Checkmark, Yes, No	
Renter	Small Related	0-30%	✓
		31-50%	✓
		51-80%	✓
	Large Related	0-30%	✓
		31-50%	✓
		51-80%	✓
	Elderly	0-30%	✓
		31-50%	✓
		51-80%	✓
		0-30%	✓
	All Other	31-50%	✓
		51-80%	✓
Owner		0-30%	✓
		31-50%	✓
		51-80%	✓
PART 2 PRIORITY SPECIAL NEEDS		Priority Level Indicate High, Medium, Low, checkmark, Yes, No	
Elderly		✓	
Frail Elderly		✓	

Severe Mental Illness	✓
Developmentally Disabled	✓
Physically Disabled	✓
Persons w/ Alcohol/Other Drug Addictions	✓
Persons w/HIV/AIDS	No
Victims of Domestic Violence	✓
Other	✓
PART 3 PRIORITY HOUSING ACTIVITIES	Priority Level Indicate High, Medium, Low, checkmark, Yes, No
CDBG	
Acquisition of existing rental units	No
Production of new rental units	No
Rehabilitation of existing rental units	No
Rental assistance	No
Acquisition of existing owner units	No
Production of new owner units	No
Rehabilitation of existing owner units	✓
Homeownership assistance	No
HOME	
Acquisition of existing rental units	✓
Production of new rental units	✓
Rehabilitation of existing rental units	✓
Rental assistance	✓
	✓

Acquisition of existing owner units	
Production of new owner units	✓
Rehabilitation of existing owner units	✓
Homeownership assistance	✓
<i>Other</i>	✓

The Fulton County Housing Authority selected their level of priorities by identifying the areas of greatest need using the information within their Annual Plan as a guide. Additionally, the HAFC determined the priority rankings through a consultation process. Exhibit I-2 is the HUD Table 2A, which illustrated the HAFC's priority levels to each housing category that has been designated in the strategic plan component of the Consolidated Plan.

Exhibit I-2 HAFC Priority Housing/Special Needs/Investment Plan Table (HUD Table 2A)

PART 1. PRIORITY HOUSING NEEDS		Priority Level Indicate High, Medium, Low, Checkmark, Yes, No	
	Small Related	0-30%	High
		31-50%	High
		51-80%	Medium
	Large Related	0-30%	High
		31-50%	High
		51-80%	Medium
		0-30%	High
	Elderly	31-50%	High
		51-80%	Medium
PART 2 PRIORITY SPECIAL NEEDS		Priority Level Indicate High, Medium, Low, checkmark, Yes, No	
<i>Elderly</i>		High	
Frail Elderly		No	

Severe Mental Illness	No
Developmentally Disabled	No
Physically Disabled	Medium
Persons w/ Alcohol/Other Drug Addictions	No
Persons w/HIV/AIDS	No
Victims of Domestic Violence	High

PROGRAMS SPECIFIC NARRATIVE

HOME PROGRAM

Meeting Affordable Housing Priority Needs and Specific Objectives of the Consolidated Plan

HOME funds are targeted exclusively to goals and objectives under the Affordable Housing Priority. HOME is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. HOME funds can be used in a broad range of eligible activities, all with the general purpose of providing affordable housing. Fulton County receives entitlement funds under a grant agreement with the United States Department of Housing and Urban Development (HUD) for the HOME Program. From 1992 through 1999, the County received HOME funding as a member of the Georgia Urban County Consortium. Effective January 1, 2000, the U.S. Department of Housing and Urban Development (HUD) approved the County as a participating jurisdiction, after which it began operation as the Fulton County Consortium. Fulton County Housing and Human Services entered into a Performance Agreement between Cobb County, Georgia and Fulton County regarding the expenditure of HOME Program Funds.

Design

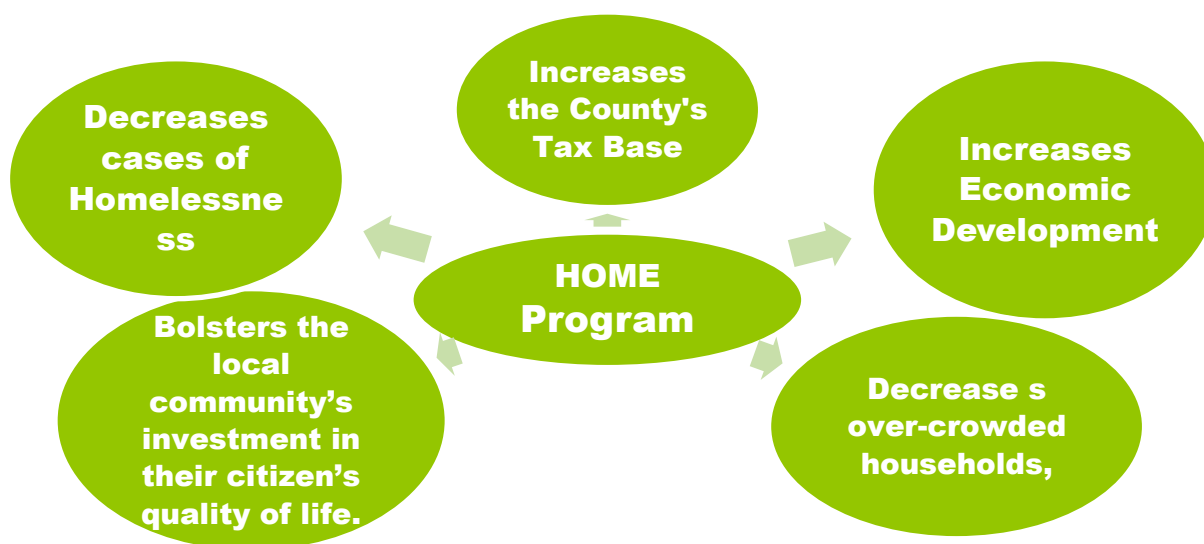
The Fulton County HOME Investment Partnership Program (HOME) is designed with the overall goal of creating affordable housing opportunities for low-income households. Beginning in 2000, Fulton County has been allocated Federal funds from the United States Department of Housing and Urban Development's Community Planning and Development Office (HUD) with the mandate to utilize \$1 of County resources for every \$4 of Federal HOME funds awarded to preserve or create affordable housing opportunities. HUD establishes HOME Investment Trust Funds and provides Fulton County a line of credit that may draw upon as needed. The combined County and Federal funds have been vital in sponsoring, creating, and sustaining partnership with housing providers, local nonprofit groups and local activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership. The HOME funds also have the flexibility to provide direct rental assistance or security deposits to low-income people which averts homelessness as well as creates affordable housing opportunities. All HUD funded participated jurisdictions such as Fulton County has two years to commit the Federal funds and five total years to spend funds.

Eligible Beneficiaries

The eligibility of households for HOME assistance varies based on the nature of the funded activity and the based upon the additional funding leveraged to solidify the activity. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. HOME income limits are published each year by HUD.

Impact

The HOME program's impact on the local community increases the local tax base, increases economic development, preserves existing housing stock, decrease cases of homelessness and over-crowded households, as well as bolsters the local community's investment in their citizen's quality of life.



HOME is the second largest Federal block grant to State and local governments and its flexibility empowers numerous jurisdictions across the nation such as Fulton County to design and implement strategies tailored to their own housing needs and priorities. Moreover, HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.

HOME funding was utilized on three key eligible activities during calendar year 2013 with this and previous years' allocations of HOME funds.

- 1) **Housing Rehabilitation Deferred Payment Loan Program:** This program assists low to moderate income Fulton County residents make needed home improvements for the correction of health, safety code violations through Deferred Payment Loans (DPL).

Rehabilitation Cost

Funds disbursed for the Housing Rehabilitation Program in program year 2013 totaled \$387,198. This is based on assistance for 10 units. The average assistance totaled \$38,720 per rehabilitation project. The projects addressed housing concerns and building code violations related to roofing, electrical, plumbing, heating and air ventilation deficiencies. The rehabilitation efforts resulted in an economic boost for seven local MBE construction companies.

Rehab by Participating Fulton Jurisdictions

Fulton County Community	Completed HOME Projects	Percent of Total Completed Projects
Unincorporated Fulton County	0	0%
City of College Park	4	40%
City of East Point	2	20%
City of Fairburn	2	20%
City of Palmetto	0	0%
City Of Riverdale	1	20%
City of Union City	1	0%
Total	10	

- 2) **Tenant Based Rental Assistance (TBRA)**: Fulton County Housing and Community Development Division partners annually with the Housing Authority of Fulton County (HAFC) to provide rental assistance for low and extremely low households. The \$200,000 contract supported the housing authority's vision to make quality affordable housing an engine for change in the County. The HAFC serves as a Fulton County subrecipient to provide temporary rental assistance to eligible families who are on the Housing Authority's Housing Choice Voucher (HCV former Section 8) program or require immediate rental assistance due to mitigate an emergency situation.

During this past year, the HAFC reported that initiatives to increase home buying activity were continued. The HAFC encouraged cooperative efforts between builders, developers, non-profits, and participating lenders. The HAFC works to increase assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential landlords and implementing homeownership programs. HAFC promotes homeownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.

- 3) **Home Ownership Program (HOP)**: This program assisted approved homebuyers with a deferred payment soft second mortgage loan for down payment assistance and closing cost. Fulton County directly administers the program through a network of participating lenders, who are responsible for originating, underwriting, closing, and funding mortgage loans. Applications are reviewed following standard insuring underwriting criteria, and Fulton County compliance guidelines based on HOME regulations found at 24 CFR Part 92. Funds are reserved on a first-come, first-served basis, and all HOP borrowers must complete a pre purchase home ownership counseling workshop or individual counseling. Housing counseling activities must be facilitated by a HUD approved counseling agency.
- a. **Eligibility Criteria**:
- The home to be purchased must be located in Fulton County outside of the city limits of Atlanta, Roswell, Sandy Springs, and Johns Creek.
 - The maximum purchase price of the home could not exceed \$252,890.00 between January and July 2013. In August 2013, HUD provided new

guidance that the maximum purchase price of existing homes could not exceed \$124,000 and new homes could not exceed \$198,000.

- iii. Annual household income must not exceed the limits based upon family size as established by the U. S. Department of Housing and Urban Development (HUD) for metro Atlanta and adjusted annually.
 - iv. The homebuyer must have completed a pre-purchase housing counseling class from a HUD-approved housing counseling agency within the last year. A certificate of completion will be maintained in the project file.
 - v. A potential buyer must apply for their mortgage through one of the program's participating lenders for pre-qualification and to begin the mortgage loan process for the first mortgage financing.
 - vi. Potential homebuyers must be a first time homebuyer or have not purchased a home within the past three years.
 - vii. Property must meet home inspections requirements.
- b. Income Requirements: Gross annual household income for all family members must not exceed the income limits based upon household size.

HOP Funding Availability

Five beneficiaries benefited using HOP Down payment assistance. Two activities were certified complete and drawn down from HUD in program year 2013. See the attached IDIS PR23 in Appendix C for demographic breakdown.

HOP Program Integrity

HOP's design and compliance requirements make it extremely difficult for fraudulent activity for real estate investors and speculators to abuse the available federal funding. The loans are underwritten as soft second deferred payment loans with a funding recapture clause that safeguards the program's mission to enhance homeownership opportunities for low to moderate income households.

HOP Housing Cost

The homes secured through the program assisted both single individuals as well as families. The program aligned with HUD's goal of providing safe, decent and sanitary housing. The sales prices of the homes secured through the assistance of the program averaged \$101,313. The individual loans averaged \$3,736 per household.

Indicator	Average
Sales Price	\$104,320
1 st Mortgage Amount	\$101,625
Avg Down Payment Assistance	\$3,651.60
Total HOP Assistance	\$36,516

HOP Participating Lenders

During this past year, the County continued initiatives to increase home buying activity. The county encouraged cooperative efforts between builders, developers, non-profits, and participating lenders. County staff members provided training and technical support to Fulton County's lending community in an effort to encourage operational efficiency. The County

utilized print advertising, brochures, and housing fairs in order to promote greater awareness across the county. County staffed worked with thirteen participating lenders that support affordable housing for working families.

Participating Lenders		
Academy Mortgage	First Community Mortgage, Inc.	Southeast Mortgage of Georgia
America's Choice Home Loans	Home Star Financial Services	South Point Financial Services
Bank of America	Network Funding	Wells Fargo Home Mortgage
Community Capital Bank	Real Estate Mortgage Network	
Element Funding	Silverton Mortgage	

HOME Program Income and Recaptured Funds

Program income was generated from repayment of loans and nominal application fees for the home buyer program.

- Program Income received in 2013: \$280.00.
- PI disbursed in 2013 (*includes Program Income from previous years and received for the year of 2013*): \$420.00.
- Recaptured Funds received in 2013: \$13,047.84.
- Recaptured Funds disbursed in 2013: \$13,047.84.

HOME Match Report

The HOME Program's match log verifies that Fulton County has exceeded its match requirements for previous years and continues to accumulate funds. Though the PR33 Match Liability Report does not yet reflect the match requirement for FFY 2013, based on disbursements tracked, the match liability amounts to \$145,606.75

HOME Federal Disaster Counties:

The County was not eligible for reduction of its match requirement.

The following charts below highlights HOME beneficiary households by racial and ethnicity status and income category of completed projects entered into IDIS during FY 2013.

<u>PROGRAM</u>	<u>WHITE</u>	<u>BLACK</u>	<u>HISPANIC</u>	<u>ASIAN/ PACIFIC ISLANDER</u>	<u>NATIVE AMERICAN</u>	<u>OTHER</u>	<u>ELDERLY</u>
Housing Rehabilitation Deferred Payment Loan	0	10	0	0	0	0	10
Tenant Based Rental Assistance	0	39	0	0	0	0	0
HOP	0	5	0	0	0	0	0

Total:	0	53	0	0	0	0	10
<u>PROGRAM</u>				<u>0-30</u>	<u>31-60</u>		<u>61-80</u>
Housing Rehabilitation Deferred Payment Loan				1	3		6
Tenant Based Rental Assistance				39	0		0
HOP				0	2		3
Total:				40	5		9

CDBG PROGRAM

Meeting Priorities, Needs, Goals and Specific Objectives of the Consolidated Plan

Fulton County's CDBG funds are typically the only funds allocated to activities falling under the Non-Housing Community Development priority. Funds have been provided to recipients based on locally identified needs to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities. These locally identified needs are being met.

Changes in Program Objectives

The County has not changed the objectives in the Consolidated Plan. CDBG Program Needs Assessment Meetings continued in 2013 to assess current community needs and compare them with the priorities and objectives outlined in the County's 2012 – 2014 Consolidated Plan. The needs assessment study did not indicate a necessity for modifications to the current plan.

2013 Action Plan Compliance

Fulton County took no actions that hindered the implementation of its 2013 Action Plan or Five Year Consolidated Plan. The activities undertaken by the County in 2013 involving CDBG funds are completed, scheduled to begin in the near future, or are ongoing to meet the community's housing, community development, and public service needs.

National Objective Compliance

All projects undertaken and underway in 2013 met or are expected to meet a National Objective upon completion. The Housing and Community Development Act of 1976 lists three National Objectives for the CDBG Program: Benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available. The County may explore amending the Action Plan to include CDBG eligible projects funded with County General funds.



Uniform Relocation/Section 104

During 2013, there were no activities undertaken with CDBG funds that resulted in the displacement or relocation of individuals or businesses. Fulton County follows its Anti-Displacement Plan and the federal URA guidelines for projects involving acquisition, rehabilitation, or demolition that would result in the relocation of individuals.

Economic Development

To achieve the goal of promoting economic development activities, the County provided funds for economic development through its Business Improvement Loan Program (BILP). During 2013, the County discontinued its partnership with the Economic Development Corporation of Fulton County (EDCFC) and provided Business Development to Small Businesses seeking BILP loans for the program. In 2013, no new loans were provided.

Limited Clientele Activities

All Limited Clientele activities undertaken in 2013 either fell within the categories of presumed limited clientele benefit or had income eligibility requirements which limited the activity exclusively to low- and moderate-income persons. The presumed limited clientele benefit required information on family size and income to ensure that at least 51% of those served had household incomes that did not exceed the low- and moderate-income limits.

Program Income

During 2013, Fulton County's Business Improvement Loan Program (BILP) generated \$83,503.55 in program income. BILP generated program income was used to assist additional small businesses under the program. Atlanta-Fulton Public Library Systems generated \$39,490.00 in program income, which is being used for the provision of GED Testing at the College Park Branch Library.

Neighborhood Revitalization Strategy Area

Fulton County does not have any designated Neighborhood Revitalization Strategy Areas.

Demographic Data

Attached in Appendix E are IDIS reports that highlights CDBG beneficiary households by racial and ethnicity status, female-headed households, and income categories of completed projects entered into IDIS during FY 2013.

CDBG Funding

During 2013, Fulton County received a formula allocation of federal CDBG funds totaling \$1,677,472. During this calendar year, Fulton County continued its' multi-year funding cycle of 2012, 2013 and 2014 for suitable projects which meet identified needs. Due to the ongoing reduction of annual Federal funds, Fulton County required each subrecipient to leverage funds by a 50% match. In this funding cycle, fiscal year 2013 CDBG funds were committed. The multi-year funding cycle allows non-profit agencies and municipalities to receive funding commitments for one to three years. This type of funding reduces repetitive procurement procedures for construction projects requiring more than one year of funding. The allocation of funding for multiple years' projects/activities occurs in phases such as bid specification development and advertising for contractors. It also allows non-profit agencies more time for developing and delivering services thereby reducing time spent seeking grants and by helping to leverage other funding. Although multiple years of funding may be committed at one time, funding for reimbursement is only available on an annual basis as the County receives from HUD.

Fulton County offered the following CDBG funded programs, which provide direct assistance to individuals as well as financing for non-profit and for-profit agencies and developers:

1. Public Infrastructure Improvement – Community improvements that may include water and sewer lines, street and drainage, sidewalks, athletic fields, nature trails, handicapped accessibility and parking accessibility.
2. Housing - Housing Rehabilitation – Helps low- and moderate-income Fulton County residents make needed emergency home improvements for the correction of health, safety or code violations in the form of Housing Stabilization Grant (HSG), formerly called Emergency Assistance Grants (EAG's). These grants are forgiven and prioritized for senior citizens to enhance their quality of life.
3. Public Services – Community programs that support seniors, youth and adults through provisions of adult day care, child care, after school activities, recreation, health services, special needs/physically challenged, computer literacy, transportation, tutoring, and provide support and household stability through informational outreach.
4. Economic Development – provides job counseling, placement and on-the-job training, financial support to small businesses in retaining staff and services, acquisition, expansion of economic development, and increasing employment opportunities. Fulton County's Business Improvement Loan Program (BILP) is supported by CDBG. The loans range from \$10,000.00 to \$50,000.00. Fixed, below-market-rate loans are available with terms from 3 to 7 years. Each loan must be matched with 10% financing from owner equity.
5. Public Facilities – Community improvements to enhance, stabilize and expand senior centers, youth centers, neighborhood facilities, child care facilities, parks and recreational facilities, health facilities, parking facilities, and historic preservation. Projects include ADA equipped bathrooms, acquisition of rental and transitional housing and improvement facilities.

Other CDBG notables included:

- Municipalities and non-profits within Fulton County received assistance in the implementation of large-scale public facility and infrastructure projects through the multi-year agreements of 2012-2014. Additionally, the CDBG program made significant progress in the expenditure of 2013 year funds. Consistent and careful project management

resulted in a notable increase in the expenditure rate of sub recipients. During FY 2013, the County's CDBG Program expenditure ratio was 1.40, which exceeded HUD's maximum expenditure ratio of 1.5.

- Rehabilitation activities for many of the low- to moderate-income residents in the Fulton County's municipalities. The Fulton County Housing Rehabilitation Program is a joint program utilizing both CDBG and HOME funds.
- Leveraged public and private resources to maximize the impact of CDBG funds. The total amount leveraged to assist low to moderate income citizens of Fulton County was \$4,425,348.

ESG PROGRAM

Meeting Priorities, Needs, Goals and Specific Objectives of the Consolidated Plan

ESG funding is targeted for the provision of essential shelter guest services and homeless assistance and rapid re-housing services to homeless and at risk individuals and families in Fulton County.

Fulton County attempts to reduce homelessness by providing quarterly forums, which provides information sharing and networking opportunities to Fulton County service providers with a focus on homeless prevention and intervention strategies. The Collaborative is open to nonprofit organizations, public agencies, advocates, concerned citizens and other interested community stakeholders that address the issue of homelessness in Fulton County.

There is representation from many sectors of the homeless service/shelter system – information and referral, emergency shelters, transitional housing, permanent supportive housing, HOPWA providers, domestic violence shelters, and service-only agencies.

In 2013, Fulton County reported a total of 150 beds year-round for single males for Emergency Shelter and 50 for Transitional Housing for the same population. The following chart below highlights ESG beneficiary households by racial and ethnicity status of completed projects entered into IDIS during FY 2013.

Racial Composition:

Unduplicated Count of Persons Assisted

Unaccompanied Adult Males: 833 Daily Average: 83

Ethnicity	Number	Percent
White	57	6.84%
Black/African American	755	90.64%
Asian	2	0.24%
Black/African American & White	3	0.36%
American Indian/Alaskan & Black/& Black/African American	2	0.24%
American Indian/Alaskan & White	0	0.00%

American Indian/Alaskan	2	0.24%
Other Race or Multi Race:	12	1.44%

Total Persons Assisted: 833 NOTE: Percentages may not total 100% due to rounding. Each person may identify with more than one racial category; therefore, the total number will not equal the total beneficiaries.*

Special-Needs Breakdown, Number of Persons Served

<i>Special Need and/or Demographic Group</i>	<i># Persons</i>
Chronically Homeless (by HUD definition)	233
Mentally Ill	136
Substance Abuse (alcohol &/or drug)	243
HIV/AIDS and related diseases	23
Other Disability	98
Veterans	187
Domestic Violence	16
Elderly (ages 62 and older)	38
Illiterate or marginally literate	13
Other special need	38

NOTE: When reporting on families, where only the parent has a special-need, report child(ren) under General population. The data is inclusive of all persons served using various sources of funding

During the period of January 1, 2013 - December 31, 2013 a total of 3,668 information and referral calls were received by the OETH administrative staff.

<i>Service(s)</i>	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Jul</i>	<i>Aug</i>	<i>Sep</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>	<i>Total</i>
Clothing	1	-	-	-	-	-	-	-	-	-	-	-	1
Disability	-	-	1	-	1	-	24	-	-	-	-	-	26
Emergency Shelter (Men)	145	137	102	117	65	102	127	125	196	123	103	202	1,544
Emergency Shelter (Women & Children)	96	50	69	79	20	37	93	122	187	94	138	161	1,146
Food	-	-	-	15	1	12	1	11	-	-	-	-	40
Health Care/RX	-	-	-	1	-	-	-	-	-	-	-	-	1
Housing	-	-	25	1	4	1	5	4	3	-	-	-	43
Mental Health	-	-	-	-	1	-	-	1	-	-	-	-	2
Rental Assistance	12	2	37	10	18	9	14	18	85	45	42	73	365
Social Security	-	-	-	-	-	-	1	1	-	-	-	-	2
Substance Abuse	-	-	8	11	13	3	9	20	51	-	31	28	174
Transportation	-	-	-	-	1	1	-	1	-	-	-	8	11
Utilities	2	-	36	5	12	26	4	4	35	77	50	14	265

Vocational/Education	8	4	-	-	1	-	1	6	-	-	-	-	20
Other	10	-	-	3	2	1	5	7	-	-	-	-	28
Total	274	193	278	242	139	192	284	320	557	339	364	486	3,668

Jefferson Place Transitional Housing

The Jefferson Place Transitional Housing provides residential and rehabilitative services to 50 non-drug using homeless men. The maximum length of stay is 24 months. The program provides a comprehensive array of interventions and services in a single case management setting. The focus of the program is on life, vocational and money management skills training that will enable the consumer to gain the experience necessary to be successful in independent living. The consumer receives room and board and employment preparation and job readiness services that will afford the consumer the opportunity to gain the skills necessary to obtain employment and reintegrate back into the community and live independently.

Summary:

- A total of 89 consumers participated in the program during this reporting period.
- A total of 43 consumers transitioned out of the program during the reporting period.
- A total of 46 consumers remained active at the end of the reporting period.

Transitional Housing Consumer Demographics

Age Group	2013 YTD	YTD % of Total
Ages 18-30	7	7.87%
Ages 31-50	50	56.18%
Ages 51-61	30	33.71%
Ages 62 +	2	2.25%
	89	100%
Ethnicity		
Black	77	86.52%
White	10	11.24%
Other	2	2.24%
Total	89	100%
Veteran Status		
Veteran	13	14.61%
Nonveteran	76	85.39%
Total	89	100%
Marital		
Divorced	18	20.22%
Married	3	3.37%
Separated	6	6.74%
Single	59	66.29%
Widowed	3	3.37%
Total	89	100.00%

Fulton County Office of Emergency and Transitional Housing provided supportive services program to the Jefferson Place and Eden Village and is structured into three levels of care.

- Substance Abuse Treatment Program (30 Beds). Program participants are enrolled into an 18 week treatment program provided offsite via contract providers. Case Managers perform an initial assessment of the consumer and when indicated refers the consumer to our Substance Abuse Coordinator (SAC) for admission into the Substance Abuse Program. The SAC, in concert with the consumer develops an Individualized Service Plan of which the consumer is required to comply.
- Employment Preparation & Job Assistance Program (35 Beds). All participants are enrolled into the program by Supportive Services Case Managers. Case Managers perform an initial assessment of the consumer and when indicated refers the consumer to our Vocational Counselors for admission into the vocational programs. The Vocational Counselor, Case Manager and the consumer develops an Individualized Service Plan of which the consumer is required to comply.
- Resettlement Assistance Program (35 Beds). Participants that obtain employment are assigned to this level pending their remaining employed for a minimum 8 weeks. All participants are enrolled into the Program by Supportive Services Case Managers. Case Managers perform an initial assessment of the consumer and when indicated refers the consumer to our Vocational Counselors for admission into the vocational programs. The Vocational Counselor, Case Manager and the consumer develops an Individualized Service Plan of which the consumer is required to comply.
 - During this period, the Case Manager and the participant modifies the initial ISP to include a housing search. Once housing that does not exceed 30% of the individuals monthly income has been identified and the period of employment exceeds 8 weeks, the program provides the following assistance to the individual to the extent required:
 - 100% of required deposits (rental & utilities)
 - 100% of the rent & utilities for the 1st month
 - 50% of the rent & utilities the 2nd month
 - 33 1/3 of the rent & utilities the 3rd month

Homeless single women with children are also assisted by Fulton County. Fulton County provides residential accommodations and intensive case management services to homeless women with children that result in their successful reintegration into independent living within the general community. The targeted participants for this initiative are the residents of Eden Village at the City of Refuge who have completed the Life Skills, Job Readiness and Money Smart curriculums and are referred by the program's case management staff for participation in the Homeless Family Community Reintegration Program. Between January 1, 2013 and December 31, 2013 a total of 110 women accompanied by children participated in this program.

Homeless Women with Children Consumer Demographics

Age Group	2013 YTD	YTD % of Total
Ages 0-17	238	67.04%
Ages 18-30	59	16.62%
Ages 31-50	56	15.77%
Ages 51-61	2	0.56%

Total	355	100%
Ethnicity		
Black	337	94.93%
White	4	1.13%
Other	14	3.94%
Total	355	100%
Special Needs		
Mental Illness	13	29.0%
Alcohol Abuse	2	4.4%
Drug Abuse	8	17.8%
Developmental Disability	6	13.3%
Physical Disability	2	4.4%
Literate or Marginally Literate	8	17.8%
Substance Abuse(either alcohol, drugs or both	6	13.3%
Total	45	100%

Supportive Service For Intact Families

Odyssey Villas at Vineyard Courts is a 35 unit supportive housing program for Intact Families. This program is collaboration between the City of Refuge, Inc., the city of Atlanta and Fulton County. On-site services include case management and employment preparation and job assistance.

Age Group	2013 YTD	YTD % of Total
Ages 0-17	92	51.69%
Ages 18-30	41	23.03%
Ages 31-50	44	24.72%
Ages 51-61	1	0.56%
Total	178	100%
Ethnicity		
Black	161	90.45%
White	4	2.25%
Other	13	7.30%
Total	178	100%
Special Needs		
Mental Illness	1	10.0%
Alcohol Abuse	0	0.00%
Drug Abuse	2	20.0%
Developmental Disability	0	0.00%
Physical Disability	5	50.0%
Literate or Marginally Literate	2	20.0%
Substance Abuse(either alcohol, drugs or both	0	0.00%
Total	10	100%

Springdale Place Comprehensive Services Center for Homeless Women with Children

The Springdale Place Comprehensive Services Center for Homeless Women with Children serves to enhance the continuum of care through the implementation of three levels of programming to improve the vocational and life skills of up to 150 individuals at a time. Case management services would continue to be provided to residents of our collaborative partners such as the City of Refuge's Eden Village.

Springdale Place augments the current system of care, by increasing the number of women and children that are able to be housed and trained in Fulton County. Springdale Place operates 24-hours a day, seven days a week and is staffed with a team of case managers, human services specialist, and other support personnel. Springdale Place provides shelter, meals, counseling, and referrals for direct resources, medical services and job training. Case management personnel also work with the single women with respect to their level of need to identify permanent, affordable housing, livable-wage employment and other services that foster independence and promote self-sufficiency.

Homeless Women with Children Consumer Demographics

Age Group	2013 YTD	YTD % of Total
Ages 0-17	153	66.52%
Ages 18-30	26	11.30%
Ages 31-50	48	20.87%
Ages 51-61	3	1.30%
Total	230	100.00%
Ethnicity		
Black	222	96.52%
White	5	2.17%
Other	3	.91%
Total	230	100%
Special Needs		
Mental Illness	14	63.7
Alcohol Abuse	0	0.00%
Drug Abuse	1	4.5%
Developmental Disability	0	0.00%
Physical Disability	4	18.2%
Literate or Marginally Literate	1	4.5%
Substance Abuse(either alcohol, drugs or both	2	9.1%
Total	22	100%

Permanent Housing for Women with Children

The OETH Permanent Housing Program is long term housing with supportive services for homeless single women with children where a member of the household has a disability (physical, mental, substance abuse, health impaired). The OETH Permanent Housing Program is 23

apartments on a congregated site. On-site services include case management and life skills to stabilize the family and prepare them for transitioning to independent living.

Age Group	2013 YTD	YTD % of Total
Ages 0-17	64	70.33%
Ages 18-30	8	8.79%
Ages 31-50	19	20.88%
Ages 51-61	0	0.00%
Total	91	100.00%
Ethnicity		
Black	82	90.11%
White	3	3.30%
Other	6	6.59%
Total	91	100%
Special Needs		
Mental Illness	4	26.7
Alcohol Abuse	0	0.00
Drug Abuse	1	6.67%
Developmental Disability	2	0.00%
Domestic Violence	3	20.0%
Physical Disability	2	13.3%
Literate or Marginally Literate	2	13.3%
Substance Abuse(either alcohol, drugs or both	1	6.67%
Total	15	100%

Other types of supportive services include laundering services, haircuts and direct and indirect transportation for both the men at the transitional housing and the women and children at the City of Refuge at Eden Village, Springdale Place and the Villas at the Dome.

Fulton County is also responsible for the overflow process at Jefferson Place Assessment Center when volatile weather exists. Inclement weather may exist from heavy rains, tornados, flash floods, heavy snow, ice storms, heat wave, ozone alert, thunderstorms and high winds and as such, contingencies must be made to deal with our homeless consumers. Normally 50 beds are available for non-program usage. In the event of a severe weather event, overflow accommodations are granted.

Jefferson Place Assessment Center Photos



CONTINUUM OF CARE

For the first 3 quarters of 2013, Fulton County continued to serve as the coordinating entity for the Atlanta Metropolitan Tri-Jurisdiction Continuum of Care (Tri-J). The Tri-Jurisdictional Collaborative is a working partnership of government representatives, service providers within Fulton County, the City of Atlanta and DeKalb County. The last quarter of 2013, Fulton County served as the collaborative applicant for the GA 502 – Fulton County Continuum of Care. In partnership with the CoC governance body, it oversees and administers the local NOFA process for HUD's McKinney/Vento Act which offers Federal assistance to homeless providers. A broad range of stakeholders participate in the CoC, including local and state governmental agencies, non-profit and faith based service providers, issue-oriented coalitions and working groups, and the Regional Commission on Homelessness. In addition, the CoC works with community stakeholders to oversee the existing continuum of care for homeless services and works collaboratively to create and facilitate a planning process to address the ongoing challenges of homeless intervention programs and homeless prevention strategies. As part of this effort, the CoC gathers and studies census data, Annual Progress Reports- (APR), Annual Housing Assessment Report-AHAR, Housing Inventory, and client service data, and population statistics through the Homeless Management Information System (HMIS). The Collaborative meets regularly throughout the year with both called and scheduled meetings.

Fulton County has adopted a continuum of care approach to address the needs of its homeless and special needs population. The county's vision to combat homelessness and assist persons with special needs requires that the root economic causes of homelessness (insufficient numbers of decent, safe, and sanitary low-cost housing units combined with limited financial capacity) and individual obstacles (chemical addictions, mental illness, and developmental disabilities) be addressed.

Fulton County maintains a significant community role in the ongoing fight against homelessness. Through its Human Services Grant Program, funding was awarded to homeless service organizations throughout the county. The Human Services Grant program is a competitive process whereby nonprofit organizations, located in and serving residents of Fulton County, are eligible to receive supportive funding for established programs. Priority funding categories are established in an effort to direct funds in the greatest area of need. Staff provides a technical review of all applications and forwards all eligible applications to the Human Services Coordinating Committee for final review and funding recommendations. The Board of Commissioners receives a grant recommendation package and makes all final grant awards. In addition, the county through the Human Services Grant program supports various transitional housing programs throughout Fulton County. Such programs offer transitional housing and supportive services to homeless men, women, and families.

The county addressed these issues by supporting projects to help combat the causes of homelessness, and through funding public and non-profit organizations that provide services that assist individuals in achieving self-sufficiency. The following are areas of focus for the Continuum of Services:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;

- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

There are nine (9) homeless housing/shelter programs located in Fulton County. (Outside the City of Atlanta):

I. Emergency Shelters

- Another Chance operates an emergency shelter for single females located in South Fulton County. This shelter has a bed capacity of eight (8).
- The Partnership Against Domestic Violence operates an emergency shelter for battered women located in South Fulton County. This shelter has a bed capacity of forty-one (41).
- The Drake House operates an emergency shelter for females with children located in North Fulton County. This shelter has a bed capacity of fifty-four (54).
- The Fulton County Housing & Human Services Department operates Jefferson Place Men's Emergency Shelter. This shelter has a bed capacity of 150. The shelter is operated within the City of Atlanta.

II. Transitional Housing

- The Atlanta Step-Up Society operated two transitional housing programs for single men with substance abuse challenges. A four (4) bedroom house is located in College Park and a five (5) bedroom house is located in East Point
- Families First operated two (2) transitional housing programs. Weaver Gardens is a twenty-eight (28) bed facility for young mothers with one infant. The Second Chance Home is an eight (8) bed facility serving single mothers and children under the age of one.
- Housing Initiatives of North Fulton operated a transitional housing program for families with a bed capacity of fifty-six (56).
- Mary Hall Freedom House operated transitional and permanent housing programs- Reaching New Heights TH (32 beds) and Higher Ground PH (60 beds) for a total of ninety-two (92) beds for homeless women (and their children) with substance abuse problems.
- The Fulton County Human Services Department operated the County's Jefferson Place transitional facility. The facility provided transitional housing and support services for homeless men with drug addiction issues and has a bed capacity of fifty (50). The facility is operated within the City of Atlanta.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Within the last 12 months, Fulton County Office of Emergency and Transitional Housing has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included:

- An increase of housing/shelter programs for the unsheltered homeless

- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)
- An increase in assisting homeless individuals to assessing mainstream benefits.

Homeless Strategic Plan (91.215 (C)

1. In Fulton County Homeless outreach, assessing mainstreams services and prevention were critical steps in engaging, connecting homeless individuals and families to needed housing and supportive services. Furthermore, it was determined that housing provided to the homeless must have an accompanying array of supportive services to address the comprehensive needs of the homeless. The Jefferson Place and City of Refuge Assessment Center are centralized locations for the coordination of housing for homeless women and women with children services. Four case managers funded by Fulton County and the staff of the City of Refuge are able to connect these women to needed services in the community, including entitlement benefits. Additionally, community nonprofits continued to be encouraged to establish mainstream and self-sufficiency programs and other innovations that get away from increasing shelter capacity. This would lead to the creation of programs and services which meet the special set of demands created by homelessness, thereby allowing decision makers for the homeless to fill the gaps that exist in meeting the needs of the homeless. The primary focus of service providers and advocates should consist of the elimination of the need for shelters by removing the barriers to affordable housing, prevention initiatives and addressing the underlying social problems through comprehensive community development efforts and collaboration of major entities.
2. Eliminating Chronic Homelessness:
Fulton County in collaboration with the Regional Commission on Homelessness developed the Street Outreach Collaborative (Shelter to Home) to include 12 partner agencies that met regularly to coordinate outreach to fragile or difficult-to-serve unsheltered groups. This coordination ensured that the various outreach teams are targeted effectively to persons sleeping on the streets, under bridges, viaducts, abandoned buildings, encampment sites, and that information on available housing resources is shared widely with outreach staff for prompt placements. The shelter to home efforts is to move chronically homeless men out of shelters and into appropriate transitional housing or treatment, decreasing the risk that they will return to the streets. This project was started in 2008 and has served over 100 individuals and continues to provide assistance in the outreach effort to reduce homelessness.
3. Homeless Prevention
Fulton County Human Services department grants were awarded to twenty-nine (29) community-based organizations to provide a wide range of services to prevent individuals and families from becoming homeless. Efforts included emergency assistance for utilities and rent, food assistance, eviction protection and legal assistance, financial counseling, and consumer credit counseling. These programs focus on services to support and strengthen low-income families living on the brink of homelessness.

4. Institutional Structure

Fulton County serves as the collaborative applicant for the GA 502 – Fulton County Continuum of Care. In partnership with the CoC governance body, it oversees and administers the local NOFA process for HUD's McKinney/Vento Act which offers Federal assistance to homeless providers. A broad range of stakeholders participate in the CoC, including local and state governmental agencies, non-profit and faith based service providers, issue-oriented coalitions and working groups, and the Regional Commission on Homelessness. In addition, the CoC works with community stakeholders to oversee the existing continuum of care for homeless services and works collaboratively to create and facilitate a planning process to address the ongoing challenges of homeless intervention programs and homeless prevention.

5. Discharge Coordination Policy:

In Fulton County, there are discharge policies currently in place for corrections, foster care, primary health and mental health. The Fulton county Human Service department will attempt to organize a team of the designated department representatives to share and discuss these policies and how this effort will eliminate individuals from being homeless or being discharged in the streets.

HOPWA PROGRAM

Fulton County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds. HOPWA funded programs serving Fulton County residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in GA and receives a formula share for the Atlanta "Metropolitan Statistical Area" (MSA) and makes numerous sub-grants. The City of Atlanta collaborates with the Community Development offices of the City of Marietta, Cobb County, DeKalb County, Fulton County, and Gwinnett County. Local government representatives participated in the assessment of housing and support service needs and long-range planning for the HOPWA program. While HOPWA funds are intended for use throughout 28 metropolitan Atlanta area counties, the City of Atlanta is the metro area's designated grantee and is responsible for final decisions regarding the HOPWA Program.

Although the county does not directly receive HOPWA formula funds, the county took the following actions to provide HIV/AIDS services to eligible Fulton County residents:

- As the designated grantee of the HRSA-funded Ryan White Part A Program, the Fulton County Ryan White Program provided resources for a 20 County Eligible Metropolitan Area (EMA). Fifteen agencies were funded through the period May1, 2012 to April 30, 2013. The agencies were AID Atlanta, AID Gwinnett, Aniz, Inc., Atlanta Legal Aid, Clarke County BOH, Clayton County BOH, Cobb County BOH, DeKalb County BOH, Emory University Midtown Hospital, Fulton Co. Department of Health and Wellness, Grady Infectious Disease Program, Here's To Life, Positive Impact, Project Open Hand, and St. Joseph's. Seventeen agencies were funded for the period May 1, 2013 through April 30, 2014. The agencies are AID Atlanta, AID Gwinnett, AIDS Healthcare Foundation, Aniz, Inc., Atlanta Legal Aid, Clarke County BOH, Clayton County Board of Health, Cobb County BOH, DeKalb County BOH, Emory University Midtown Hospital, Fulton Co. Department of Health and Wellness, Grady Infectious Disease Program, Here's To Life, Positive Impact, Project Open Hand, Recovery Consultants, and St Joseph's. The EMA population is currently estimated at 5.3 million persons, comprising 53% of

Georgia's population. Of the EMA's population, approximately 66% reside in the five most urbanized counties: Fulton (977,773), Gwinnett (824,046), DeKalb (707,089), Cobb (707,442) and Clayton (265,888). During calendar year 2012, the Fulton County Ryan White Program served more than 13,000 unduplicated clients across all of the services.

- Supported the continuum of HIV/AIDS care through a comprehensive range of core services that included: 1) outpatient primary care provided by physicians and mid-level providers through 11 main healthcare facilities and 4 satellite clinics; 2) local AIDS Pharmaceutical Assistance program; 3) preventative and restorative oral health services; 4) medical case management services; 5) individual and group mental health services including medications; and, 6) substance abuse counseling. Other essential support services which facilitate primary care access and retention in treatment included: peer support and counseling, food, medical, transportation, childcare, linguistic assistance and legal services. These various core and support services are often co-located within the primary care facilities.
- Fulton County Health Services was chosen to be a part of a three-year, \$3 million initiative that supports three public health departments (Houston and Philadelphia in addition to Fulton County) to connect more people living with HIV in high-burden communities to the care they need to stay healthy. The initiative was launched at the start of the XIX International AIDS Conference in Washington, D.C. with funding support from the Merck Company Foundation.
- Offered New Client Orientation every other month (January 24th, May 23rd, July 25th, September 26th and November 21st at the Auburn Avenue Research Library. The orientation consisted of services provided, eligibility/recertification, appointments/walk-ins, medical record releases, rules/regulations, standard of care, Georgia ADAP, patient/provider relationships and support groups.
- In recognition of National AIDS Testing Day, posters entitles "Take the test, Take Control" were posted, provided and marketed several testing site locations and provided the County's Health mobile unit for testing.
- Fulton County Department of Health and Wellness provided a Client's First-Our Monthly Newsletter, which features news from the Fulton County Communicable Disease Prevention Program.
- In recognition of World AIDS Day, the County's Department of Health and Wellness conducted the following:
 - December 1, 2013, the Fulton County Department of Health and Wellness and the DeKalb County Board of Health partnered to encourage residents to take control and get tested to learn their status as part of a world-wide effort to reach "ZERO New Infections, ZERO Discrimination and ZERO AIDS Related Deaths."
 - Offered health education and free HIV and Syphilis testing at the Aldredge Health Center, 99 Jesse Hill Jr. Drive, SE, Atlanta, GA 30303 on December 2, 2013.
 - Hosted a community engagement session where discussions were held on how the County could decrease to zero the number of HIV/AIDS cases. The session took place in the Assembly Hall at Ebenezer Baptist Church, 101 Jackson Street, Atlanta, GA 30312.
 - In observance of National Women and Girls HIV/AIDS Awareness Day, the Communicable Disease and Prevention Branch of the Fulton County Department of Health and Wellness encouraged women and girls to take action to learn about HIV/AIDS and to take the necessary steps for prevention and protection. The nationwide observance

held each March 10th sheds light on the disease's often overlooked impact on women and girls and empowers people to make a difference. Health Services provided HIV Testing and sponsored in conjunction with National Coalition of 100 Black Women of Atlanta a Workshop/Presentation at the Clark Atlanta University (CAU) Teen Summit on March 9, 2013.

- Human Services Grant allocated \$219,483 to ensure people of all ages in Fulton County engage in behaviors that prevent or minimize the risk of contracting or spreading HIV, and those already living with AIDS are assured safety, emotional support and necessary medical care. This was achieved through:
 - 372 clients receiving HIV / AIDS prevention and education services;
 - 3 clients receiving rental assistance and utility assistance; and
 - 39 food assistance through grocery vouchers or food pantry.

ASSESSMENT OF 2013 ACTION PLAN GOALS AND OBJECTIVES

Fulton County continually evaluates the effectiveness and efficiency of its programs, as well as the needs of its residents. For the most part, the County's efforts in carrying out its 2013 Annual Action Plan were successful. The County's entitlement grant funding and other federal and non-federal funding documented in the 2013 Action Plan was secured at a lower than anticipated level for 2012. In addition to federal entitlement funds, other federal and non-federal funds were expended toward meeting the goals of the 2013 Action Plan. All CDBG, HOME and ESG funds were used exclusively for the benefit of low- and moderate-income persons. All programs and services were directed at Fulton County residents living outside the city limits of Atlanta. Housing Information sessions were established to provide program information and solicit public input from the County's. Also regularly the county received feedback from our external partners and citizens to improve the delivery of our programs during these sessions and completed assessments.

As identified in the County's 2010–2014 Consolidated Plan, four (4) priority areas of need have been established and are summarized below:

Priority #1: Homeless Needs: Addressing the needs of the homeless requires a continuum of services to assist individuals and families in transitioning from a life on the streets to permanent or permanent supportive housing and self-sufficiency.

The Fulton County Housing and Human Services Department operated the County's Jefferson Place Emergency Shelter and Transitional facility as well as Springdale Place Comprehensive Services Center for Homeless Women with Children. Supportive services were also provided to Eden Village at the City of Refuge, Villas at the Dome and Odyssey Villas at Vineyard Courts.

CDBG provided funds to four agencies that provided homelessness.

Families First

CDBG funds are utilized to cover infant day care costs for the clients of Weaver Gardens. Weaver Gardens offers transitional housing and independent living programs for *young*

homeless, first time mothers (ages 17-26 years old) and their infants, thus addressing the Tri-Jurisdictional Continuum of Care priority of Women with Children.

HOPE Through Divine Intervention, Inc.

Our permanent supportive housing program, The Villas of H.O.P.E. II located at 385 Holly Street, N.W. supplies 35 beds for chronically homeless persons. The chronically homeless persons must have successfully completed a transitional housing program (Jefferson Place) with permanent supportive housing. Including but limited to, clients are in receipt of an aftercare component (case management and peer support) and a one-bedroom apartment.

Partnership Against Domestic Violence (PADV)

PADV will use funding from the FY 2012/2013/2014 CDBG Public Service Grant to support the direct services to clients living in Fulton County that are outside the Cities of Atlanta, Roswell, Johns Creek and Sandy Springs. Women who are *homeless* (having fled for life threatening situations) receive shelter for up to 90 days. The provision of basic needs (clothing, food, children's supplies, etc.), including legal advocacy, support groups, parenting classes, programs for children and youth, as well as assistance with obtaining childcare, rent, utilities, transportation and permanent housing are provided to the clients.

Young Adult Guidance Center (YAGC)

Fulton County CDBG (FC CDBG) funds support the operational costs of the Residential Housing Program. The program provides emergency shelter and transitional housing for runaway, *homeless*, and displaced male youth, ages 15-21. Specially, these funds will support staff salaries, food, and utilities costs, assisting in the 24 hour operation of the facility, which houses up to 25 youth at any given time. The major programmatic goals are two-fold: 1) reunify youth with their families, when feasible or 2) equip them with the skills and resources to achieve self-sufficiency and independent living.

Below is HUD Table 1A, which is a concise summary of the nature and extent of homelessness in the Fulton County.

Homeless and Special Needs Populations Table 1A Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	5	0	9
	Transitional Housing	77	0	0
	Permanent Supportive Housing	123	0	71
	Total	205	0	80

Persons in Families with Children

Beds	Emergency Shelter	44	0	0
	Transitional Housing	226	0	0
	Permanent Supportive Housing	217	0	26
	Total	487	0	26

Continuum of Care: Homeless Population and Subpopulations Chart

<i>Part 1: Homeless Population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	<i>Emergency</i>	<i>Transitional</i>		
1. Number of Families with Children (Family Households):	14	63	0	77
2. Number of Persons in Families with Children	43	179	0	222
3. Number of Single Individuals and Persons in Households without children	10	62	96	168
(Add Lines Numbered 1 & 2 Total Persons)	57	242	0	299
<i>Part 2: Homeless Subpopulations</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
a. Chronically Homeless	12		43	55
b. Seriously Mentally Ill	36			
c. Chronic Substance Abuse	59			
d. Veterans	22			
e. Persons with HIV/AIDS	28			
f. Victims of Domestic Violence	30			

g. Unaccompanied Youth (Under 18)	0	
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Priority #2: Affordable Housing Needs: The affordable housing priority area included programs and services directed at the development and maintenance of affordable housing units; both rental and owner occupied, and direct assistance to families and individuals to assist with rental payments and homeownership.

The Fulton County Housing and Human Services was successful in providing three programs to address HOME main purpose such as the five types of activities below:

Single-family Housing Rehabilitations
Public housing
Transitional housing
Rental Assistance
Down Payment Assistance.

Saving for a down payment is one the greatest obstacle most first-time home buyers face. As a result, Fulton County's HOP committed resources to promote homeownership to help meet this challenge.

The partnership annually with the Housing Authority of Fulton County to provide rental assistance for low and extremely low households was key in the success of offering Tenant Based Rental Assistance. The \$200,000 contract supported the housing authority's vision to make quality affordable housing an engine for positive change in Fulton County.

The County's Single Family Rehabilitation Program allowed the County to make a positive impact on the housing stock by encouraging the comprehensive rehabilitation of existing moderately deteriorated single-family housing units owned and occupied by lower income eligible persons.

The Neighborhood Stabilization Program provided an unprecedented opportunity to both halt destabilizing forces and to rebuild the community with greater affordability, efficiency, and quality of life. The County continued to strive to ensure that all properties designated for purchase could be sold expeditiously to buyers and that program income would be maximized in order to allow further affordable housing activity to be completed.

Priority #3: Non-Housing Community Development Needs: Non-housing Community Development identifies a broad range of needs encompassing four primary areas; Public Facilities, Public Infrastructure, Public Service and Economic Development.

Fulton County's Community Development Block Grant (CDBG) Program has been successful by providing assistance in strengthening and improving community revitalization needs. We believe that sustainable development is environmentally sensitive, economically viable, and community-oriented. A number of the success stories are below.

City of College Park

The City of College Park used CDBG funds to enhance the pedestrian experience in downtown College Park within the City's Enterprise zone. The funds would eliminate those conditions that are detrimental to the public safety by repaving the parking lot and the installation of street and wall lights, benches and trail receptacles.

North Fulton Community Charities

CDBG funds were used to prevent homelessness by assisting residents while living in their home facing eviction with short term emergency assistance to prevent the eviction from being filed, before utilities are turned off and the spiral of escalating late fees and add-on expenses sinking the family in homelessness. By also assisting with food and basic living expenses, NFCC was able to stabilize 1,077 households (3,141 individuals) and provide the time and support needed to recover to self-sufficiency.

Priority #4: Other Special Needs: This priority area includes objectives of the first three priority areas with special emphasis on the needs of persons considered to have special needs. This group includes the elderly, persons with HIV/AIDS, mental illness and/or substance addictions, single parents, abused and neglected children and others.

Fulton County's Community Development Block Grant (CDBG) Program has been successful by providing assistance in strengthening community capacity to increase the quality of life, ensure long term positive change, and provide a higher quality of life for residents. One of the outcomes of community revitalization is to provide healthy and safe communities. Examples of success stories are below.

Quality Living Services

Funds were used to provide improvements to the Quality Living Services – QLS Villas. The QLS Villa Green Retrofit Project reduced energy and water consumption for low- to moderate-income seniors residing at QLS Villa through the QLS Villa Green Retrofit project. The project resulted in monthly savings for the seniors, while maintaining and increasing their quality of life.

In FY 2013 the following accomplishments were accomplished with the use of all financial resources available to the County:

- \$2,437,781 addressed Priority #1 – Homelessness.
- \$8,353,902.01 addressed Priority #2 – Affordable Housing.
- \$879,781.43 addressed Priority #3 - Non-Housing Community Development.
- \$91,266.57 addressed Priority #4 - Special Needs/Non-Homeless.

The total 2013 Special Needs/Non Homeless Funds of resulted in the following accomplishments: The Statement of Specific Objectives, starting on page 63, details the distribution of the FY 2013 funds from a variety of sources among the County's identified priority areas. The summary also includes the anticipated units of service to be accomplished under each priority, (i.e. number of people served, jobs created, housing units rehabilitated, etc.).

2013 BUDGET

SOURCE AND COMMITMENT OF FUNDS AWARDED IN 2012

As required in the Consolidated Plan regulations, the County prioritized its commitment of funds for 2013 based on the priorities and specific objectives outlined in the County's 2010 – 2014 Consolidated Plan. The following reflects the actual amount of funds received in fiscal year 2013 from federal entitlement grants, other federal funding and non-federal funding.

2013 Funding Sources:

Program	Amount of Funding	
CDBG	\$1,677,472	
CDBG Program Income <ul style="list-style-type: none"> • BILP: \$83,503.55 • Library: \$39,490.00 	\$122,993.55	
HOME	\$582,427	
HOME Program Income	\$22,299.37	
HOME Match (General Funds)	\$145,606.75	<i>All participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. (24 CFR 92.218)</i>
ESG	\$123,845	
ESG Match (General Funds)	\$123,845	<i>All participating jurisdictions (PJs) must contribute or match dollar-for-dollar for each program year allocation. (24 CFR 576.51.)</i>
Other Federal Funding	\$1,989,416	
Other Non-Federal Funding	\$2,116,989	
Total :	\$6904,894	

REDISTRIBUTION OF PROGRAM FUNDING

During the calendar year, Fulton County redistributed the allocation of funding. Fulton County adhered to the criteria for amendments described in the Citizen Participation Plan. The Fulton County policy regarding amendments requires that any changes in eligible activities and distribution of funds or in the substantive language of the Consolidated Plan require public hearings, as described in §91.105 (5), and official approval by the Fulton County Board of Commissioners.

Fulton County Housing and Human Services Department released for public comment the draft proposed FY2013 Substantial Amendments as part of the 2010 - 2014 Consolidated Plan and Neighborhood Stabilization Program 3 Annual Action Plan. The Substantial Amendments covered the funding of projects such as: Public Services, Housing Rehabilitation, Emergency Shelter, Public Facilities and Infrastructures, Slum and Blight, Economic Development, Program Administration, and Acquisition and Rehabilitation of Foreclosed/Abandoned/Blighted properties. The public comment period occurred for a thirty (30) day period May 15, 2013 - June 13, 2013. Copies of the Draft FY2013 Substantial Amendments were available for review at the following locations Fulton County Government Website: <http://www.fultoncountyga.gov/divisions-and-programs/housing-and-community-development>, Fulton County Housing and Human Services, 137 Peachtree Street, SW, Suite 300, Atlanta, GA, Atlanta-Fulton County Main Library (Central Library), 1 Margaret Mitchell Square, S.W., Atlanta, GA, • South Fulton County Service Center, 5600 Stonewall Tell Rd., College Park, GA, Southwest Regional Public Library, 3665 Cascade Rd., S.W., Atlanta, GA, North Fulton Service Center, 7741 Roswell Rd., Atlanta, GA, • East Point Branch Library, 2757 Main Street, East Point, GA, and Fulton County Government Service Center, 5440 Fulton Industrial Boulevard, Atlanta, GA. Four Citizen Participation Meeting were held at the following locations: Southwest Regional Public Library May 21, 2013 at 5PM, Crabapple Neighborhood Center May 23, 2013 at 2PM, Welcome All Park and Multipurpose Facility May 29, 2013 at 6PM and Ed Isakson / Alpharetta Family YMCA June 4, 2013 at 6 PM.

A summary of the proposed amendments were published in local newspapers of general circulation, and copies were made available at libraries, senior facilities and government offices. Notices/Ads were published in the Neighborhood Papers (Marietta Daily Journal & Neighbor, Atlanta North Fulton Neighbor, and South Fulton Neighbor), Georgia House District 62 newsletter and posted on Friends of the Disabled's and the Drake House's website. A press release was also submitted to several media outlets and the Atlanta Journal and Constitution ran the advertisement. The summary was also translated into Spanish. Comments are in Appendix I. The amendment was approved by the Fulton County Board of Commissioners during the June 19, 2013 meeting.

Citizen Opportunity to Provide Comments:

Fulton County Housing and Human Services Department released for public comment the draft FY2012 Consolidated Annual Performance and Evaluation Report (CAPER), which covered period January 1, 2012 – December 31, 2012. The public comment period was held for a fifteen day period. The comment period started on March 5, 2013 and concluded Wednesday, March 20, 2013 at 5:00 PM. A summary of all comments received were incorporated into the final version submitted to HUD. Copies of the Draft CAPER were available for review at the following locations beginning March 1, 2013:

- Fulton Co Government Website: <http://www.fultoncountyga.gov/divisions-and-programs/housing-and-community-development>
- Fulton County Housing and Human Services, 137 Peachtree Street, SW, Suite 300, Atlanta, GA

- Atlanta-Fulton County Main Library (Central Library), 1 Margaret Mitchell Square, S.W., Atlanta, GA
- South Fulton County Service Center, 5600 Stonewall Tell Rd., College Park, GA
- Southwest Regional Public Library, 3665 Cascade Rd., S.W., Atlanta, GA
- North Fulton Service Center, 7741 Roswell Rd., Atlanta, GA
- East Point Branch Library, 2757 Main Street, East Point, GA
- Fulton County Government Service Center, 5440 Fulton Industrial Boulevard, Atlanta, GA

A technical assistance requested was received from one concerned citizen on March 18, 2013 and the County facilitated a Technical Assistance Meeting on March 19, 2013. Two concerned citizens attended this meeting. A copy of the draft document was provided and explained. Additionally, a helpful definition form was provided. As a follow up to this meeting, program information, HAFC structure and HUD regulation websites were provided along with other requested information. One of the two concerned citizens requested a reasonable accommodation for an extension of time for submitting comments on the CAPER. The County's Housing and Human Services Department agreed to allow an additional five calendar days to received comments.

The County also opened the review and comment period for the 2014 Annual Action Plan. The comment period was for thirty days October 4, 2013 - November 3, 2013. The public meetings are scheduled for:

Location	Date	Start Time
Helene Mills Senior Center, 515 John Wesley Dobbs Avenue, N.E. Atlanta, Georgia 30312	Wednesday October 16, 2013	3:00 PM
Wellcome All Park and Multipurpose Facility, 4255 Will Lee Road, College Park, GA 30349	Thursday October 17, 2013	6:00 PM
Ed Isakson/Alpharetta Family YMCA Summit Room, 3655 Preston Ridge Road Alpharetta GA 30005	Tuesday October 29, 2013	6:00 PM

Copies of the Draft 2014 Annual Action Plan were available for review at the following locations Fulton County Department of Housing and Human Services 137 Peachtree Street, SW, Suite 300, Atlanta, GA 30303

- Alpharetta Branch Library 238 Canton Street, Alpharetta, GA 30004
- Atlanta-Fulton County Main Library 1 Margaret Mitchell Square, S.W., Atlanta, GA
- Crabapple Neighborhood Center 12624 Broadwell Road • Alpharetta, GA 30004
- College Park Library 3647 Main St College Park 30337
- East Point Library 2757 Main St, East Point, GA 30344
- Fairburn Branch 60 Valley View Drive Fairburn, GA 30213
- Fulton County Government Service Center 5440 Fulton Industrial Boulevard, Atlanta, GA
- Hapeville Branch 525 King Arnold Street, Hapeville, GA 30354

- H.J.C. Bowden Senior Center 2885 Church St, East Point, GA
- North Fulton Service Center 7741 Roswell Rd., Atlanta, GA 30350
- South Fulton County Service Center, 5600 Stonewall Tell Rd., College Park, GA 30349
- Southwest Regional Public Library 3665 Cascade Rd., S.W., Atlanta, GA 30331
- Fulton County Government Website: www.fultoncountyga.gov

Comments were incorporated into the Final document that was submitted to HUD. Needs assessment surveys were available.

Also, throughout the program year, monthly opportunities were provided to citizens to comment on the County's programs. The sessions are facilitated with Program Management Staff, Atlanta Legal Aid and Metro Fair Housing Agency to assist seniors and other citizens learn how to make sound financial decisions about their homes. Topics included help for the struggling homeowner, credit worthiness, homeowner education, protecting credit and homes, fair housing issues and laws, program information, how to recognize and avoid potential scam artists and other fraudulent business solicitations that citizens might receive by phone or from individuals who visit their neighborhoods. Informational packages were also available.

EXPENDITURES

FISCAL YEAR 2013 EXPENDITURE OF FUNDS BY SOURCE

The following reflects the total expenditures by source that occurred in fiscal year 2013 from all available funding including federal entitlement grants, other federal funding and non-federal funding, as well as funding available from prior year allocations. The expenditures for each source type are further broken down by activity.

FEDERAL ENTITLEMENT FUNDING EXPENDITURES

(1) Community Development Block Grant Program (CDBG).

Sources of Funds: (2013 and Prior Years Funding)

CDBG Entitlement Grant	\$4,121,955.44
Business Improvement Loan Program Income	\$83,503.55
Atlanta-Fulton Public Library System - GED Testing Program Income	\$39,490

Total CDBG Funds \$4,244,948.99

Uses of Funds:

Public Facilities and Infrastructures	\$603,048.46
Public Facilities \$91,511.00	
Public Infrastructures \$511,537.35	
Public Services	\$362,902.97
Emerg. & Trans. Housing \$25,914.11	
Other Public Services \$249,432.97	
Adjustment to PS Obligations \$87,555.89	
Housing	\$604,392.53

(1) **Federal Funding Expenditures:**

Transitional Housing Grant (Human Services)	\$373,951
Supportive Services Grant (Human Services)	\$686,847
Public Housing Operating Fund and Capital Funds (HAFC)	\$882,055
FSS Coordinator (HAFC)	\$ 46,563
HOPE VI Revitalization	\$ 0

Total Other Federal Funding: \$1,989,416

(2) **County Funding Expenditures:**

Jefferson Place Transitional Housing Grant Match	\$513,228
Jefferson Place Supportive Services Grant Match	\$287,571
Homeless Prevention Services Grant (Human Services)	\$75,000
Supportive Services Grant (Human Services)	\$245,000
Transitional Housing Grant (Human Services)	\$0

Total County Funds: \$1,120,799

(3) **Additional Funding:**

General Funding	\$996,190
Total Additional Funds:	\$996,190

Total Other Federal, County & Private Expenditures \$4,106,405

Total Entitlement & Other Funding Expenditures in 2013 = \$7,318,773

2013 ACCOMPLISHMENT OF SPECIFIC OBJECTIVES

The following reflects the 2013 expenditures including prior year funds and accomplishments from all funding sources categorized by the priorities and specific objectives identified in Fulton County's 2010 – 2014 Consolidated Plan. The 2013 Year End Budget included in Attachment A, provides a detailed line-item budget for CDBG activities listed below, including the total 2013 budget for each activity and the balance of funds as of December 31, 2013.

Priority #1: Homelessness

Projects and services designed to assist the homeless with funds from the CDBG and ESG Programs, and other funding.

Note* Spent in the County's Financial System AMS but not drawn down in IDIS yet**

EMERGENCY AND TRANSITIONAL HOUSING OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Jefferson Place (ESG and Matching Funds)	\$247,690	1,579 People
2	Families First (CDBG-PS) '13	\$10,000	24 people
3	HOPE Through Divine Intervention '(CDBG-PS) 13	\$10,000	451 people

4	Young Adult Guidance Center (CDBG-PS) '13	\$5,914.11 ***\$6,085.89 in 2013 expenditures not draw in IDIS by December 31, 2013. Draws will be completed in 2014.	24 people
EMERGENCY AND TRANSITIONAL HOUSING TOTAL		\$273,604	2,054 People
TRANSITIONAL HOUSING OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Jefferson Place Transitional Housing Grant (Federal Funds)	\$367,736	89 People
2	Transitional Housing (County Funds)	\$513,228	Same as the Jefferson Place Transitional Housing Grant
3	Transitional Housing (Human Services Grants)	\$0	
TRANSITIONAL HOUSING TOTAL		\$880,961	89 People
SUPPORTIVE SERVICES OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Jefferson Place Supportive Services (Other Federal Funds)	\$675,642	2,045 People
2	Jefferson Place Supportive Services (County Match Funds)	\$287,571	Supports all OETH service sites
3	Homelessness Prevention Services (Human Service Grants)	\$75,000	167 People
4	Homeless Supportive Services (Human Service Grants)	\$245,000	820 People
SUPPORTIVE SERVICES TOTAL		\$1,283,213	3,032 People
EMERGENCY AND TRANSITIONAL HOUSING OBJECTIVE TOTAL		\$2,437,781	Serving 5,167 People

The total 2013 Homelessness Funds expended \$2,437,781 resulting in the following accomplishments:

- **2,143** homeless persons will receive shelter or be provided transitional housing.
- **3,032** homeless persons received supportive services.

Priority #2: Affordable Housing

Affordable housing activities and services funded by the CDBG Program, HOME Program, and other funding sources.

*Note*** Spent in the County's Financial System AMS but not drawn down in IDIS yet*

SINGLE-FAMILY HOUSING REHABILITATION OBJECTIVE			
Projects		2013 Expenditure	Actual 2013 Accomplishment
1	Fulton County Housing Rehabilitation (Project Delivery) '08	\$1,234.07	Project Delivery
2	Fulton County Housing Rehabilitation (Project Delivery) '09	\$2,303.11	Project Delivery
3	Fulton County Housing Rehabilitation (Project Delivery) '11	\$17,795.14	Project Delivery
4	Fulton County Housing Rehabilitation Program (CDBG \$56,436.47) '08/'09/'10/'11 EAG's	\$56,436.47	7 Homes
5	Fulton County Housing Rehabilitation (Project Delivery) '12	\$63,731.26	Project Delivery
6	Fulton County Housing Rehabilitation Program (CDBG \$ 101,641) '12 EAG's	\$101,641*** 2012 expenditure draw in IDIS in 2013	Previously reported
7	Fulton County Housing Rehabilitation (CDBG \$210,000 '12 EAG's	\$114,684.95	15 Homes
8	Fulton County Housing Rehabilitation (Project Delivery '13	\$79,067.40	Project Delivery
9	Fulton County Housing Rehabilitation (CDBG \$255,046 '13 EAG's	\$30,000.00 ***\$153,709.94 2013 expenditures not draw in IDIS by December 31, 2013	23 Homes
10	Fulton County Housing Rehabilitation DPL (HOME)	\$359,993.11	10 Homes
SINGLE-FAMILY REHABILITATION TOTAL		\$980,596.45	55 Homes
PUBLIC HOUSING OBJECTIVE			
Projects		2013 Expenditure	Actual 2013 Accomplishment
1	Public Housing Operating Fund and Capital Funds (HAFC)	\$881,577	231 Units
2	FSS Coordinator (HAFC)	\$ 46,563	Family self-

			sufficiency services to 175 HCV and TBRA clients
PUBLIC HOUSING TOTAL		\$928,140	231 Units and Family self-sufficiency services to 175 HCV and TBRA clients
RENTAL ASSISTANCE OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Tenant-Based Rental Assistance (HOME)	\$200,000	39 Households
2	Section 8 Tenant Based Assistance (HAFC – Other Federal Funds)	\$6,181,783	847 Households
RENTAL ASSISTANCE TOTAL		\$6,381,783	886 Households
DOWN PAYMENT ASSISTANCE OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Home Ownership Assistance Program (HOME)	\$17,150	2 Households
	DOWN PAYMENT ASSISTANCE TOTAL	\$17,150	2 Households
CODE OF ENFORCEMENT			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Slum and Blight Project ‘13	\$12,238.16	
2	Blight Project – Summertree (Reprog. Funds from Trinity Care) ‘11	\$3,433.75	
3	Blight Project – Summertree (Reprog. Funds from Land Bank Authority) ‘11	\$29,806.44	Funds combined in 2011 funds
4	Blight Project – Summertree ‘01 (Program Income)	\$754.21	Funds combined in 2011 funds
CODE OF ENFORCEMENT TOTAL		\$46,235.56	

The total 2013 Affordable Housing Funds expended \$8,353,902.01 resulting in the following accomplishments:

- **10** single-family, owner occupied homes rehabilitated
- **886** Households provided rental assistance

- 231 units of rehab, operating expense and capital improvements
- 175 Family self-sufficiency services provided to approximately. 175 HCV and TBRA clients
- 2 households were provided down payment assistance

Priority #3: Non-Housing Community Development

Projects and services permitted by the Public Facilities, Public Services and Economic Development activities funded through the CDBG Program and other funds.

*Note*** Spent in the County's Financial System AMS but not drawn down in IDIS yet*

PUBLIC FACILITY OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Teens At Work - Delowe Drive (Reprog. Funds) '05	\$40,000	1,415 people
2	Young Adult Guidance Center - '06 Reprog. Funds	\$37,009.74 \$7,990.26*** 2013 expenditures not draw in IDIS by December 31, 2013	101 people
3	Atlanta Fulton Public Library - Restroom Project (Rep. Funds) '12	\$14,501.37	1,200 people
	PUBLIC FACILITY TOTAL	\$91,511.11	2,716 people
PUBLIC INFRASTRUCTURE OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	College Park - Zurp Baseball Complex Improv. '12	\$100,200.00	949 people Project Complete
2	City of East Point – Rantin Parks Improvements '11	\$63,366.64	3,006 people Project Complete
3	City of East Point - Sykes Park Improvement '12	\$57,150.00	3,006 people Project Complete
4	City of Fairburn Lightning Neighborhood Pedestrian Improv. Project. '12	\$68,280.00	4,643 people Project Complete
5	City of Roswell – Grimmer Ridge Road Adult Rec Cntr. '11	\$104,836.63	155 people Project Complete
6	City of Mountain Park - Pool Rehabilitation '12	\$9,047.70	Project underway
7	City of Union City - Waterline Improvement '12	\$53,750.00	2,619 people Project Complete
8	City of Palmetto - Sidewalk Project '13	\$54,906.38	Combined with 2011 and 2012 funds. Previously

			reported
PUBLIC INFRASTRUCTURE TOTAL		\$511,537.35	14,378 People 6 projects complete 1 project underway
PUBLIC SERVICE OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Africa's Children's Fund '13	\$13,000	122 people
2	Andrew & Walter Young Family YMCA '12	\$8,668.42	153 People
3	Atlanta Center of Self Sufficiency '13	\$12,000	7 People
4	Atlanta Legal Aid Society '13	\$10,000	13 people
5	Atlanta Legal Aid - Housing Counseling - '12	\$12,640.00	165 people
6	Fulton County Atlanta Public Library Systems '09 (Program income)	\$13,549.95	46 People
7	Fulton County Atlanta Public Library Systems '10 (Program income)	\$18,365.44	Previously reported
8	Fulton County Atlanta Public Library Systems '11 (Program income)	\$39,655.62	231 People served
9	Fulton County Atlanta Public Library Systems '12	\$25,070.64	231 People served
10	Atlanta Fulton Public Library - Restroom Project (Program income) '12	\$10,663.00*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	Reported under EN Funds
11	Atlanta Fulton Public Library - Restroom Project '13	\$6,980.00 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	119 People
12	Atlanta Fulton Public Library - Restroom Project (Program income) '13	\$28,827.00*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	Reported under EN Funds
13	Fulton County- Accountability Court – '12	\$23,132.15	1,010 People
14	Metro Fair Housing '12	\$4,950.72	Previously reported
15	North Fulton Communities Charities '12	\$10,000.00	3,000 People
16	North Fulton Communities Charities '13	\$10,000.00	3,141 People
17	Partnership Against Domestic Violence '13	\$19,000	119 people

18	Resources for Residents & Communities of GA Inc. '13	\$10,000.00*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	446 People
19	Traveler's Aid of Metropolitan Atlanta, Inc. '12	\$9,400.03	Previously reported
20	Traveler's Aid of Metropolitan Atlanta, Inc. '13	25,000.00*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	399 People
21	YMCA-Ed Isakson Alpharetta '12	\$20,000	169 people
PUBLIC SERVICE TOTAL		\$249,342.97 81,470.00*** (2013 PS adjusted amount)	9,371 People
ECONOMIC DEVELOPMENT OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Fulton County Business Improvement Loan Program (CDBG) '06 - Loan to GMI, LLC-Child Development Center (Program Income)	\$25,000	Previously reported
2	BILP General Program Administration '03 (ED Direct Financial Assistance to For-Profits)	\$2,300	Administered program
ECONOMIC DEVELOPMENT TOTAL		\$27,300.00	

The total 2013 Non-Housing Community Development Funds expended, \$879,781.43 resulted in the following accomplishments:

- 26,465 people were served (general)
- 2 projects were completed
- 1 project underway

Priority #4: Special Needs/ Non-Homeless

Projects and services that assist special needs populations (elderly, frail elderly, disabled, HIV/AIDS, etc.) with funds from other Federal sources.

SPECIAL NEEDS/NON-HOMELESS OBJECTIVE			
	Projects	2013 Expenditure	Actual 2013 Accomplishment

1	QLS Villa, Inc '12	\$21,601.57 2012 Project drawn in IDIS in 2013	Previously reported
2	QLS Villa, Inc '13	\$69,665.00	22 People
SPECIAL NEEDS/NON-HOMELESS TOTAL		\$91,266.57	22. People

The total 2013 Special Needs/Non Homeless Funds of \$91,266.57 resulted in the following accomplishments:

- 22 persons participated in the adaptive sports program, senior outreach activities, received meals on wheels and case management services.

Fulton County Program Administration Funds

General management and oversight related to program administration including staff and operating costs.

PROGRAM ADMINISTRATION AND UNPROGRAMMED FUNDS			
	Projects	2013 Expenditure	Actual 2013 Accomplishment
1	Fulton County CDBG Program Administration '05	\$1,085.44	Administered program
2	Fulton County CDBG Program Administration '06	\$1,425.14	Administered program
3	Fulton County CDBG Program Administration '07	\$2,096.45	Administered program
4	Fulton County CDBG Program Administration '08	\$10,597.42	Administered program
5	Fulton County CDBG Program Administration '09	\$123.42*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	Administered program
6	Fulton County CDBG Program Administration '10	\$5,372.08 \$187.02*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	Administered program
7	Fulton County CDBG Program Administration '12	\$247,802.14	Administered program

8	Fulton County CDBG Program Administration '13	\$64,650.71 \$26,007.35*** 2013 expenditures draw down in 2014 adjusted on the 2013 CAPER	Administered program
9	HOME (Admin 10% + Program Income)	\$234,531.80	Administered program
TOTAL PROGRAM ADMINISTRATION		\$567,684.61	

ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES

Fulton County made significant progress in meeting the goals and objectives outlined in its 2010-2014 Consolidated Plan. The following Table identifies the steady and continuous accomplishments the County has made each year toward meeting the five-year proposed accomplishment level. The table reflects the accomplishments of projects funded with CDBG, HOME and ESG, as well as other federal and non-federal funding expended toward meeting the goals and objectives of the County's 2005-2012 Consolidated Plan.

2013 CAPER

Assessment of Five-Year Goals and Objectives

Priority #1 – Homelessness

Objectives	FY 10 Actual	FY 11 Actual	FY12 Actual	FY13 Actual	FY 14 Actual	2010-2014 Con. Plan Accomp. As of 12/31/13
Emergency & Transitional Housing	1,547 People 21 Households	1,733 People	1,910 People and 10 Households	2,055		13,446 People 21 Households
Transitional Housing	4,670 People	1726 People	96 People	89		41,687 People
Supportive Services	142,357 People	142,357 People	4,646 People	3,032		421,311 People

Priority # 2 - Affordable Housing

Objectives	FY 10 Actual	FY 11 Actual	FY12 Actual	FY13 Actual	FY 14 Actual	2010-2014 Con. Plan Accomp. As of 12/31/13
Single-Family Housing Rehab	62 SF Units	46 units	37 Units	55 Units		200 Units
Public Housing	109 Units 200 HH	231 Units 200 Households	231 Units 175 Households	231 Units 175 Households		807 Units 750 Households

Weatherization /Conservation	O Units	O Units	O Units	O Units	O Units	O Units
Tenant Based Rental Assistance	859 HH	893 HH	887 HH	886 HH		3,525 Households
Home Ownership Assistance	22 HH	41 HH	9 HH	5 HH		77 Households
Single/Multi-Family Housing	0 Units	0 units	O Units	0 Units		O Units
Affordable Housing – CHDO Activities	0 Units	O Units	O units	O units		0 units
Blight Project	0 Units	O Units	1 unit	0 Units		1 unit completed

Priority #3 - Non-Housing Community Development

Objectives	FY 10 Actual	FY 11 Actual	FY12 Actual	FY13 Actual	FY 14 Actual	2010-2014 Con. Plan Accompl. As of 12/31/13
Public Facilities	4,628 People served 4 Facilities Complete 2 Projects Underway	6,898 People 1 project complete 1 project underway	Previously reported data	2,716		14,237 People 3 projects underway 5 facilities completed
Public Infrastructure	20,610 People 9 Projects Complete 5 Projects Underway	13,284 People 2 projects complete 3 projects underway	11,087 People 272 HH, 2 Projects completed	14,378 People and 6 projects complete 1 Projects underway		59,359 People 17 Project Complete 9 Projects underway
Public Service	3,287 People	2,929 People	2,423 People	9,371		18,010 People
Economic Development	6 Jobs	0 Jobs	4 Part time Jobs	0 Jobs		10 Jobs

Priority #4 – Other Special Needs

Objectives	FY 10 Actual	FY 11 Actual	FY12 Actual	FY13 Actual	FY 14 Actual	2010-2014 Con. Plan Accompl. As of 12/31/13
Special Needs	1,004 People	637 People	2,639 People	22		4,307 People

AFFIRMATIVELY FURTHERING FAIR HOUSING

HUD's Office of Fair Housing and Equal Opportunity conducted a civil rights compliance review under the authorities of Section 504 and Title II of the ADA. The Department reviewed

the County's programs, services and activities for fiscal years 2008-2010. HUD's review revealed deficiencies. Fulton County HHS entered into a Voluntary Compliance Agreement to ensure Program compliance with all Fair Housing Requirements covering Section 3, Section 504, Section 109 and Title VI and all the County's obligations to affirmatively further Fair Housing in complete compliance with 24 C.F.R. §91.225(a)(1). The County continued working with the Office of Fair Housing and Equal Opportunity HUD, FHEO in addressing the issues that were raised during the Department's on-site review.

Fulton County Government along with the Office of Housing and Community Development is dedicated to the objective of promoting fair housing choice in an affirmative manner. This commitment is evidenced through the establishment of policies, and the evaluation of current procedures and practices. HCD will continue to review and if necessary revise its housing programs to facilitate access to available funds and provide training and technical assistance programs to recipient of grant funds. The county performs different functions in the fair housing spectrum. Primarily, it takes action within its own programs to promote compliance with the fair housing laws. Secondly, the county takes actions to comply with fair housing laws. Third, it strives to educate and inform the citizens of Fulton County of their fair housing rights. Fourth, the county coordinates fair lending efforts through public and public/private partnerships with other governmental and quasi-governmental organizations, lending professionals and developers, to increase communication, exchange ideas to forge partnerships, provide services and information to the public. Fifth, CDBG funding of \$11,000 was provided to Metro Fair Housing Services, Inc. This agency provides fair housing services by helping all persons to understand their rights and responsibilities under Title VII of the Fair Housing Act which prohibits housing discrimination on the basis of race, color, national origin, sex religion, familial and handicap status. They investigate tenant/landlord and fair housing complaints and provide fair housing education. Clients are direct referrals and walk-ins. Monthly reports are obtained detailing activities, type of service provided and beneficiary information.

HUD does not require an Analysis of Impediments (AI) study to be submitted annually for review. However, the County is required, as part of receiving grant funds and the Consolidated Plan Performance Evaluation Report (CAPERS), to provide HUD with a summary of the AI identified barriers and obstacles and the jurisdiction's accomplishments in addressing them for the current reporting year. HUD's Office of Fair Housing and Equal Opportunity conducted a monitoring visit in 2011; therefore the County submitted a copy of the completed AI study for review. FHEO requested that the County enhance this AI document with further detail. The County revised the document based on the FHEO departments' checklist and scoring criterion and submitted for review and approval in July 2013.

HUD's Office of Fair Housing and Equal Opportunity is not alone in its fight to ensure that everyone has equal access to the housing of their choice. There are a several agencies dedicated to fair housing and participates under the HUD's Fair Housing Initiatives Program (FHIP) and HUD's Fair Housing Assistance Program (FHAP). HUD provides FHAP funding annually on a noncompetitive basis to State and local agencies that enforce fair housing laws that are substantially equivalent to the Fair Housing Act. This financial assistance supplements the enforcement activities. In the State of Georgia, there is one agency for each entity that participates in the Fair Housing Assistance Program (FHAP) and conducts investigative and

enforcement functions on behalf of HUD. For Fulton County this agency is Metro Fair Housing Services, Inc.

At the beginning of an agency's participation in the FHAP, HUD provides a flat amount of funds for capacity building. Following the period of capacity building, HUD provides agencies with funds for complaint processing, administrative costs, data and information systems, technical assistance, education and outreach, special enforcement efforts, training, and other projects designed to enhance the agency's administration and enforcement of fair housing law. The intent of the Fair Housing Assistance Program (FHAP) is to build an intergovernmental enforcement effort to further fair housing at the State and local level by providing funding assistance for State and local fair housing enforcement agencies to increase administration of fair housing laws. HUD refers all complaints alleging a discriminatory housing practice within the jurisdiction of the State to the State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity (GCRD-GCEO).

Fair housing organizations and other non-profits that receive funding through the Fair Housing Initiatives Program (FHIP) assist people who believe they have been victims of housing discrimination. FHIP organizations partner with HUD to help people identify government agencies that handle complaints of housing discrimination. They also conduct preliminary investigation of claims, including sending "testers" to properties suspected of practicing housing discrimination. Testers are minorities and whites with the same financial qualifications who evaluate whether housing providers treat equally-qualified people differently.

There are three enforcement agencies that exist in Georgia:

- State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity (GCRD-GCEO) - A state agency established by the Georgia General Assembly as a neutral administrative agency to govern and enforce the administration of the Georgia Fair Housing Law. The principal function of the GCRD-GCEO is to receive, investigate, and pass upon charges of unlawful discrimination occurring anywhere within the State of Georgia in the areas of employment, housing, and public accommodations;
- Metro Fair Housing Services, Inc- Metro was organized in 1974 to combat blockbusting and has been in continuous operation since that time ; and
- Savannah-Chatman County Fair Housing Council, Inc. - The Savannah-Chatham County Fair Housing Council is a non-profit organization that began in 1994. The mission of the organization is to provide all citizens in Savannah, Chatham and surrounding counties, within constitutional limitations, fair housing services that will result in the protection of equal housing opportunity from discrimination based on race, color, national origin, sex, religion, familial status or disability.

During FY 2013, Fulton County continued its implementation of the elements of the County's Fair Housing Action Plan by working with its primary fair housing service provider, Metro Fair Housing Services, Inc., (MFHS). The County annually funds MFHS through its CDBG Program. In turn, MFHS provided the following fair housing services and promoted fair housing for Fulton County in 2013:

1. Conducting complaint-based intake of fair housing and related issues for households in Fulton County, outside the City of Atlanta. Fulton County residents who filed lending complaints were assisted by Metro Fair Housing Services with referrals to Atlanta Legal Aid Society Inc.'s Home Defense Program, CredAblity/Consumer Credit Counseling Services, and alternative mortgage programs and lenders. The complaints consisted of the following:

Received Complaints: 160	
Tenant/Landlord	146
Fair Housing	14
No. of Disabled Clients Served	61

2. Assisted the County in the Housing and Informational Sessions.
3. Continued outreach to the Hispanic community by providing flyers and brochures in both Spanish and English and the appearance by staff on a local Spanish radio station to describe fair housing services and answer questions from listeners.
4. Continued its predatory lending education and outreach program. Several seminars and workshops were given on fair housing and related issues including predatory lending, pre-purchase counseling, and loss mitigation. These workshops, which were held in Fulton County, outside the City of Atlanta.

Date	Collaborations	Topic	Comments
01/24/13	Meeting with Housing Authority of the City of College Park	Hosted Program Coordinating Committee meeting.. Metro Fair Housing was asked to join the committee that works as part of the Family Self Sufficiency Program. The committee "serves in an advisory capacity for the purpose of linking program participants to employment and supportive services.	
02/02/13	In conjunction with CredAblity	Participated in Fair Housing Workshop/ Homebuyer Education Seminar at North Fulton Community Charities	3 Attendees
03/06/13	In conjunction with Zion Hill Community Development Corporation	Participated in Fair Housing Workshop	7 Attendees
03/20/13	In conjunction with CredAblity	Participated in Fair Housing Workshop/ Homebuyer Education Seminar	9 Attendees
03/23/13	In conjunction with Keller Williams	Participated in Fair Housing Workshop/ Homebuyer Education Seminar	10 Attendees
05/18/13	In conjunction with CredAblity	Participated in Fair Housing Workshop/ Homebuyer Education Seminar	5 Attendees

06/07/13	In conjunction with Zion Hill Community Development Corporation	Hosted a Fair Housing Workshop. The "How to Purchase Foreclosed Property workshop included the Types of Loans for Purchasing Foreclosed/ Distressed Properties, Purchasing a Hud Home, Submitting an offer for a Foreclosed/Distressed Property, Insuring, Inspecting and Appraising a Foreclosed/Distressed Property.	4 Attendees
07/17/13	In conjunction with Zion Hill Community Development Corporation	Fair Housing and Landlord Tenant Workshop in East Point, GA.	4 Attendees
08/14/13	In conjunction with CredAblity	Participated in Fair Housing Workshop/ Homebuyer Education Seminar	36 Attendees
10/10/13	In conjunction with Zion Hill Community Development Corporation	Fair Housing Workshop	9 Attendees
11/7/13	In conjunction with Zion Hill Community Development Corporation	Fair Housing Workshop	7 Attendees
11/16/13	In conjunction with NID Housing Counseling Agency	Fair Housing Workshop	14 Attendees

The County also accomplished other efforts that included:

- Offered a full time staff person to assist with counseling services. The CD Specialist is located three offices including one in District 7, which has been determined to have the greatest foreclosure need, in the Adamsville Health Center and the main Fulton County Housing Office in downtown Atlanta. This staff person provided counselor-to-client assistance that addressed unique financial circumstances and housing issues, raised awareness about critical housing topics and focuses on overcoming specific obstacles to achieving a housing goal. Specific Housing goals included repairing credit, addressing a rental dispute, purchasing a home, locating cash for a down payment, raising awareness of predatory lending practices, fair lending and fair housing requirements, finding units accessible to persons with disabilities, avoiding foreclosure, or resolving a financial crisis.
 - Accomplishment data has been included in Appendix A.
- Distributed the Summer 2013 issue of FDIC Consumer News featuring a collection of articles entitled "Financial Tips for Seniors" to help older adults make informed decisions and protect their assets. An overview of the newsletter included:

- Simple strategies for seniors: The newsletter starts with 15 quick tips on topics ranging from finding reliable help with finances to earning and managing money and getting organized. Additional articles provide practical suggestions for steering clear of fraud artists and thieves, what to know before agreeing to a reverse mortgage or any other loan backed by your home, and tips for seniors wanting to help relatives (including risks to avoid).
- Preventing wire transfer scams/new protections for sending money abroad.
- The comeback of adjustable-rate mortgages (ARMs)/also known as variable-rate loans.
- Basic points about Health Savings Accounts (HSAs): Consumers who are enrolled in a health insurance with a high deductible are probably eligible to open an HSA, a tax-preferred savings account that can be used to help pay for certain medical expenses. The newsletter covers some basic points about the benefits, the limitations and other considerations, including FDIC deposit insurance coverage if the account is at an insured bank.
- Concerted efforts continued to be made to inform local governments, nonprofits, for-profit developers, public housing authorities and others about the affirmative marketing requirements of all the federal funded programs.
- Fulton County monitors the implementation of any Affirmative Marketing Plans developed by HOME recipients to ensure full compliance with the County's affirmative marketing goals. Fulton County conducts routine site visits to funded projects. An integral part of the visit is the on-site review of documentation of the project's participation in the Affirmative Marketing Plan. Documentation of phone calls, form letters, and questionnaires ensure that the required marketing efforts are taking place.
- Continued the partnership with Atlanta Legal Aid. Atlanta Legal Aid is under contract with Fulton County's Office of Housing and Community Development to serve the needs of the citizens of Fulton County to elicit legal assistance and provide scam prevention information. Referrals are obtained through advertisement, brochures, literature, community outreach meetings, citizen public hearings, and counseling sessions.
- Participated in the Georgia DCA prepared Fair Housing webinar presented by Metro Fair Housing.
- Started a collaborative partnership with the Center for Pan Asian Community Services in several capacities. The partnership will assist the County in efforts to expand outreach to minorities that we did not serve and those who least applies for county programs.
 - CPACS will serve as an information and referral agency providing Fulton County's Housing and Human Service information such as program information brochures, and advertise public notices and Citizen Participation Meetings.
- The County continued using Friends of Disabled Adults and Children (FODAC) as information and referral agency providing Fulton County's Housing and Human Service information such as program information brochures, and advertises public notices and Citizen Participation Meetings.
- Sponsored Housing and Informational Outreach Sessions held monthly which assisted seniors and other citizens learn how to make sound financial decisions about their homes, 422 attended the 20 sessions.
- Distributed the Consumer Action the Service members and Veterans Financial Empowerment Resource Sheet, which is a compiled resources sheet specifically to help

military service members, veterans and their families make ends meet and weather a financial crisis. The new 15-page guide details government and non-profit programs that provide financial aid, housing assistance, discounts on essential living expenses, financial counseling, legal advice, job training and more. The guide was made available in both English and Spanish.

- Distributed HUD's "It's your Right" pamphlets, which describes the law and complaint process.
- Continued to participate in the Piece by Piece Initiative with other Housing Partners and several metro Atlanta jurisdictions in regularly scheduled meetings to share best practices on foreclosure response, code enforcement and discussions on new and innovative solutions to respond to the aftermath. Piece by Piece is a Regional Foreclosure Initiative designed to spur strategic action from the many regional stakeholders who care passionately about protecting the long-term future of their neighborhoods and communities. The leadership team includes: Atlanta Neighborhood Development Partnership, the Atlanta Regional Commission, CredAbility, Enterprise Community Partners, Federal Reserve Bank of Atlanta, the Greater Atlanta Home Builders Association, The Home Depot Foundation, and the National Housing Conference and NeighborWorks America. Details of the initiative are located on the Atlanta Regional Commission website: www.AtlantaRegionalHousing.org. The County has committed to being an active partner. Goals of the group included the following key objectives:
 - (1) Provide up-to-date status of Metro Atlanta's foreclosure crisis and ways to take action to help address it;
 - (2) Offer opportunities for coordination and best practice sharing; and
 - (3) Encourage public commitments on goals and actions that will be taken over the next three to five years to address the foreclosure crisis.
- Distributed the Fall 2013 "Pre-purchase resources" issue of *Consumer Action News*, which gives consumers information related to making wise choices from among a vast marketplace of products and services. The new guide, a downloadable directory and review of 38 websites that provide tools, data and comparisons aimed at helping consumers narrow their options, save money and avoids buyer's remorse. The sites cover categories ranging from checking accounts and financial advisers to credit cards and automobiles.

The Fulton County Office of Equal Employment Opportunity & Disability Affairs released a new study that evaluated Fulton County's access to programs, services and activities for persons with disabilities and overall compliance with Title II of the Americans with Disabilities Act (ADA). The study "Full Access Ahead: Fulton County ADA Self-Evaluation, Fulton County, Georgia under the Americans with Disabilities Act", was prepared by consultant Irene Bowen of ADA One, LLC.

Following updates to the Americans with Disabilities Act in 2008 and 2010, Fulton County began an in-depth evaluation of its policies, practices, and facilities, to determine whether they present any barriers to the receipt of services or participation in activities by people with disabilities. The multi-phase effort considers Fulton County's efforts to equally deliver services to individuals with disabilities, who may be more likely than others to experience challenges in day-to-day activities, unemployment, poverty, and homelessness.

Full Access Ahead reports results from the completion of the County's first phase of its ADA Self-Evaluation project describing current policies and practices for a large portion of its programs, against the backdrop of the ADA and best practices. The report considers Fulton County's efforts to remove barriers in providing services to individuals with disabilities. The study assesses the County's strengths in serving individuals with disabilities, as well as areas for future improvement. The Office of Equal Employment Opportunity & Disability Affairs is working with County departments to address areas for improved service delivery.

The Housing Authority of Fulton County as a provider of affordable housing within the state of Georgia has taken steps to implement policies and procedures to ***Affirmatively Further Fair Housing***.

The HAFC has identified specific steps to:

- Overcoming the effects of impediments to fair housing choice that were identified in the jurisdiction's Analysis of Impediments (AI) to Fair Housing Choice;
- Remedy discrimination in housing; or
- Promote fair housing rights and fair housing choice,

These initiatives and steps were established based on a review of the Fulton County Housing and Human Services 2010-2014 Consolidated Plan. The steps to ensure compliance included establishing a foundation for increasing housing choices for low and moderate income families and individuals. In an effort to address the impediments to Fair Housing, the Housing Authority of Fulton County is implementing the following initiatives.

- Reviewed the Fair Housing Action Plan of Fulton County and included strategies in the Agency Five Year, Annual Plan, and Strategic Agency Plans that are congruent with the Plans.
- Reviewed the Fulton County, Georgia fair housing ordinance.
- Addressed the following fair housing impediment strategies
 - Increase public awareness of the County ordinance through workshops, training and community outreach to residents;
 - Provide affirmative marketing efforts with bilingual information;
 - Coordinate workshops with real estate agencies and financial institutions to educate residents, applicants and potential home buyers;
 - Conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effect of any impediments identified through the analysis, and maintain records reflecting the analysis and actions taken;
 - Participate with the County in conducting a fair housing monitoring review to determine that landlords are carrying out program activities in compliance with fair housing certifications and with other applicable laws;
 - Diversify the Agency portfolio to provide housing within economic reach of the citizens of Fulton County;
 - To help families become self-sufficient by providing multi-housing options which provides residents with opportunities to choose housing closer to their special needs while seeking employment;

Assessment of Outreach to Minority and Women-Owned Businesses

Fulton County collects information and reports to HUD on the participation of minority and women-owned businesses (MBE/WBE). The level of MBE/WBE participation varies based on the amount and type of the HOME-assisted activity during a reporting period. As stipulated by each Federal program, the County includes in its contract agreements requirements that developers make a good faith effort to involve minority and women owned businesses as contractors and subcontractors when working on federally funded projects. During 2013, Fulton County reported to HUD the total investment of \$2,118,283 in contracts for all federal programs. This investment accounted for 137 contracts entered into for associated projects. Over sixty nine percent of the projects (69.06% of the total dollar amount) were completed by minorities and twelve projects (19.48% of the total dollar amount) were completed by women-owned businesses. The participation of Section 3 businesses in projects receiving funding through any of the County's consolidated programs is strongly encouraged by Fulton County. The Department of Housing and Human Service staff participated in the County's Vendor Opportunity Day. This event allowed contractors, subcontractors/subconsultants and suppliers who were interested in doing business with Fulton County Government to schedule face to face, one on one meeting with key procurement decision makers from multiple departments. Representatives from other government agencies and professional organizations presented program material and were available for questions. A series of workshops was held simultaneously.

The participation of Section 3 businesses in projects receiving funding through any of the County's consolidated programs is strongly encouraged by Fulton County. The Department of Housing and Human Service staff participated in the County's Vendor Opportunity Day. This event allowed contractors, subcontractors/subconsultants and suppliers who were interested in doing business with Fulton County Government to schedule face to face, one on one meeting with key procurement decision makers from multiple departments. Representatives from other government agencies and professional organizations presented program material and were available for questions. A series of workshops was held simultaneously.

Fulton County Government's internal policy mandates that small businesses, businesses owned by women and businesses owned by minorities have a fair and equal opportunity to participate in the County's purchasing process. Therefore, the Fulton County's Department of Purchasing & Contract Procurement Services Division encourages all disadvantaged businesses, small businesses, businesses owned by women and/or minorities to compete for our contracts and other opportunities. The Department offered the following services for vendors interested in doing business with Fulton County Government.

- Compliance Webpage. The Webpage offers a wide array of reliable information about the County's procurement process, bid opportunities, how to become certified as a Minority or Woman Business Enterprise (MBE/WBE), web resources, vendor registration, on-line bidding, vendor relations, and training resources.
- A directory for Fulton County Minority / Women Business is maintained and updated. The Directory is a tool used to provide a listing of minority and women businesses seeking to do business. The Directory is divided into three major categories; Construction; Service and Wholesale Distributors. Each listing carries the companies name, address, phone number, fax

number and e-mail, principal contact, ethnicity as well as a brief description of the good or services they provide.

- A Contract Compliance On-Line Application for vendors is available but prior to registering, vendors must register in the County's Vendor Self Service System (VSS). A Contract Compliance On-Line User Manual is also available to provide instructions that will assist business in registering on-line quickly and easily.
- Solicits business to become a certified Minority/Female Business by registering in the county's vendor self-service. Prior to registering business through the on-line application, we encourage them to utilize the instructions in the Contract Compliance On-Line User Manual.
- A Vendor Guide, "Tap into Business Opportunities with Fulton County Government" is made available. This document is a quick reference of the procurement process, designed to assist vendors in conducting business with Fulton County.
- Promotes Georgia Procurement Registry located at http://ssl.doas.state.ga.us/PRsapp/PR_index.jsp: This free web-based advertising site advertise contract opportunities for state and local governments and vendors' full access and equal opportunities to complete for publicly spent dollars.

HAFC also collects information and reports to HUD on the participation of minority and women-owned businesses (MBE/WBE). The level of MBE/WBE participation varies based on availability and distribution of contracts. During 2012, HAFC reported to HUD the total investment of \$0.00 in contracts. There were no major construction contracts done by the HAFC in 2012. The participation of Section 3 businesses in projects receiving funding through any of the HAFC's programs is strongly encouraged by the Housing Authority. Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, HAFC encourages that all feasible efforts shall be made to ensure that small and minority-owned businesses, women's business enterprises, and other individuals or firms located in or owned in substantial part by persons residing in the area of the HAFC project are used when possible. Therefore, the HAFC encourages all disadvantaged businesses, small businesses, businesses owned by women and/or minorities to compete for our contracts and other opportunities. The HAFC offered the following services for vendors interested in doing business with the agency.

Under the NSP-1, APD Solutions' Chief Executive Officer, holds a board seat on the National Home Builders Association of Greater Atlanta (NAHB). In an effort to recruit Women-Owned Businesses, APD's Senior Director, organized the Georgia Chapter of the Professional Women in Business (PWB), recruiting over 80 female members. Since its inception, the organization has won several national awards and has been featured in the NAHB national publication. A special article was dedicated to APD Solutions' commitment to meet HUD national objectives of homeownership. Through this collaboration, APD has increased their network of women owned businesses. During the program year, APD procured the services of a WBE General Contractor – AMG Construction Group to assist with rehab and repairs on our NSP properties.

AFFORDABLE HOUSING

PROGRESS IN MEETING THE OBJECTIVE TO PROVIDE AFFORDABLE HOUSING

In 2013, Fulton County approached the objective of providing affordable housing to its citizens from a multi-program point of view. CDBG funds made available from HUD and limited prior year HOME funding was allocated to activities that promoted affordable housing for low-income families and individuals.

CDBG

For the 2013 reporting period, the CDBG program supported the following affordable housing activities: Fulton County residents in need of emergency housing rehabilitation were provided CDBG funds in the form of Emergency Assistance Grants (EAG). The Fulton County Housing Rehabilitation Program administers these housing rehabilitation activities. In 2013, the County assisted 44 households serving 80 persons with EAGs.

HOME

In 2013, the County undertook a limited number of affordable housing activities with prior year HOME funding. The activities that were undertaken to support this objective and the funds expended by the activities are as follows:

- **Tenant-Based Rental Assistance Program**: Fulton County provided rental assistance payments to 39 families expending \$200,000 in HOME funds.
- **Home Ownership Assistance Program (HOP)**: Ongoing efforts continued in 2013 to establish new partnerships and continue existing ones with local lending institutions and other assistance programs. A total of 5 households received financial assistance through this program, to purchase homes in Fulton County in 2013.

HOUSING AUTHORITY OF FULTON COUNTY

For the 2013 reporting period, the Housing Authority of Fulton County (HAFC) supported the following affordable housing activities:

Public Housing Operating/Capital Funds	\$882,055
Family Self-Sufficiency Coordinator	\$46,563
Section 8 Tenant Based Assistance	\$6,181,783

Other Actions 91.220(k)

Foster and Maintain Affordable Housing

All programs and services offered under the County's HOME Program are directed at providing and maintaining safe, decent, and sanitary affordable housing. Additionally, the program continued to focus on four principal areas: Homeownership, Tenant Based Rental, Community Housing Development Organizations (CHDOs); Housing Rehabilitation with loans to promote the improvement for low and very low-income families and rental assistance through a contract with the Fulton County Housing Authority to avert homelessness. In addition funding beyond the scope of the three HUD formula programs covered by the Consolidated Plan assist in fostering and maintain housing. In 2013, Fulton County provided the following:

- Sponsored housing workshops for homeownership and foreclosure prevention.

- The HAFC prioritized programs and activities that support Fulton County's Housing and Human Services Consolidated Plan
- Through the administration of the Conventional and Housing Choice Voucher Programs units are affordable. Further, through its modernization program, units are maintained to a high standard, which ensures that the County has qualified affordable rental units.
- The HAFC provided a listing of affordable housing developments on their website. None of the developments listed have any organizational connection with the authority.

Eliminate Barriers to Affordable Housing

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with Metro Fair Housing and submitted a copy to HUD's Atlanta Office of Fair Housing and Equal Opportunity. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County in 2012 were:

- Limited credit available to buyers and tighter underwriting standards
- Land costs
- Local building codes and zoning regulations
- Lack of sufficient incentive programs for private investments
- Reduction of federal funded programs

The county strategies include continuation of existing programs that promote a stable living environment and reduce dependency.

The following initiatives were undertaken in 2013 to address barriers to affordable housing:

- Continued funding for HUD-approved counseling agencies to deal with the foreclosure and housing crisis.
- Fulton County continued its efforts to increase lender participation in homeownership assistance programs and market the programs.
- Continued down payment assistance to potential homeowners.
- The county continued providing housing rehabilitation and home repairs to help the low to moderate-income remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization.
- The Office of Grants and Community Partnership provide \$568,175 of Human Services Grant dollars to ensure every person in Fulton County is equipped with the resources and skills necessary to obtain and maintain their own permanent residence. This was achieved through:
 - Providing 3,891 homeless families (women and children) receiving housing assistance services;
 - Providing 7,813 clients receiving services that provided affordable housing options;
 - Providing 83,016 homeless individuals and families receiving supportive services

Obstacles to Meet Underserved Needs

Fulton County is committed to addressing the accessibility obstacles that prevent underserved persons from obtaining decent, sanitary and affordable housing. The County will continue to respond to underserved needs as they are identified, either through self-assessment survey, or citizen participation. The County continued to pursue all available sources of funding for affordable housing activities to reduce the gaps and barriers to affordable housing such as the lack of fair housing policies and accessibility to transitional housing options. The Housing Authority of Fulton County will continue conducting periodic needs assessment to the persons on the waiting list(s) to ensure that the housing opportunities offered by the HAFC are consistent with those needed to address the needs of the targeted population. Other actions will include participating with the County in hosting seminars and open house directed briefings to identify need gaps of the persons needing affordable housing options within the geographic locale.

Assisting Other Special Need Households

Most of the County's Grant programs do not dedicate a set amount of funding to target special need populations; however, these citizens were eligible and were encouraged to reside in HOME and NSP funded projects, and benefit from both ESG and CDBG initiatives and services. While not solely dedicated to assisting special need households, any of our Fulton County Government programs, services or activities may assist individuals or households that include an individual who is elderly or has a disability along with those who have a household member who is disabled. The County administered several programs during 2013 to benefit special need households. Accessible, available, and affordable housing is the key to independence and the participation of County residents with disabilities in the life of their communities. Throughout this fiscal year, the County continued to expand opportunities in this area using funding beyond the scope of the three HUD formula programs covered by the Consolidated Plan.

Fulton County's Office of Aging has been designated by the Atlanta Regional Commission (ARC) as the County-Based agency for planning and coordinating senior services delivery system in compliance with the Older Americans Act for Fulton County. The Office of Aging offered a continuum of services and programs for seniors who reside in Fulton County through partnerships and contracts with community based organization, in conjunction with the Older Americans Act Program. Listed below are Programs and Services provided by the Office of Aging during Fiscal Year 2013 to promote successful aging that addresses health, physical and cognitive fitness, and engagement of life.

Programs	Impact
<u>Adult Day Care:</u> The Adult Day Care served the needs of seniors with functional challenges in a supervised setting while providing respite for caregivers. Social, physical and cognitive stimulation activities were provided as well as two nutritious meals, transportation and health services monitoring (blood pressure checks and medication management). Adult day care supports aging in place for frail adults with the supports they need in order to prevent premature use of institutional based care.	There were four centers providing over 150,000 hours of service that served approximately 230 seniors this past reporting year located throughout Fulton County. <ul style="list-style-type: none"> ▪ Dorothy C. Benson Senior Complex ▪ HJC Bowden Senior Multipurpose ▪ Harriett G. Darnell Senior Multipurpose ▪ Helene S. Mills Senior Multipurpose
<u>In-Home Services:</u> The In-Home Services Program provides homemaker, personal care and respite	Fulton County provided In-Home Services to approximately 1,500 seniors.

services to support the needs of seniors and caregivers. These services maintain quality of life, support aging in place and prevent premature use of costlier services (i.e. Long Term Care Homes/Hospital).	
<u>Advocacy</u> : Many senior programs and services are dependent upon federal, state, and local government funding. Most legislation regarding senior issues are significantly influenced by senior advocacy organizations. Fulton County provides funding to support this effort through the Fulton County Council on Aging which is a private non-profit agency. Other opportunities exist with local participation as a Fulton County delegate through the following organizations: Fulton County Commission on Elderly Affairs Senior Facility Advisory Committees, Georgia Council on Aging, National Council on Aging, Georgia Gerontology Association, Atlanta Consortium for African American Aged and Atlanta Regional Senior Advisory Council.	
<u>Low Income Home Energy Assistance Program (LIHEAP)</u> : The Office of Aging partnered with Fulton Atlanta Community Action Authority to assist low income seniors register to receive assistance with their energy bills.	541 applications were completed for LIHEAP; reduction in applications for 2013 was due to a decrease in available federal funding. LIHEAP also served to provide outreach to non-members who were able to access additional information on programs and services within Fulton County.
<u>Volunteer Services</u> : The Office of Aging provided opportunities for volunteers to assist in providing services to the seniors of Fulton County.	In 2012 9,800 volunteers served 60,000 hours. The dollar value of these volunteers is worth over \$1.4 million dollars
<u>Home Repair</u> : The Home Repair Program provided minor home repairs and enhancements to help seniors continue to live in their own homes more safely and age in place. This program helps seniors to increase their ability to function in their homes and provides for a safer living environment.	There were 200 projects completed allowing seniors to stay in their homes.
<u>Home Delivered Meals</u> : The Office of Aging provides meals that meet the nutritional requirements for older adults delivered to the homes of eligible seniors five days a week. The meals are designed to meet the requirements of special diets required by various health conditions.	In 2013 over 220,000 meals were provided to more than 1,200 seniors.

Senior Information and Assistance STARline: The Information and Assistance Program provided information, referral and assistance to older adults (55 and older), their families/caregivers and the community provision of appropriate resources, evaluation and follow-up support to assist seniors to age in place.	The STARline assisted over 10,000 individuals this past year.
Congregate Meals: Congregate meals that meet the nutritional requirements of older adults are provided through the neighborhood seniors centers. Meals are available to special dietary requirements of various health conditions. Seniors may select from a choice of 2 meals each day.	In 2013 116,200 meals were provided to 1,052 seniors.

The County also provided senior programs at three types of senior facilities Neighborhood Senior Centers, Senior Multipurpose Facilities, and Career Center Locations.

Neighborhood Senior Centers/Congregate Nutrition

Fourteen activity centers located throughout the County provided nutrition services, supportive services and activities that promote a safe, active, healthy, meaningful and productive life for over 1,000 seniors each year.

Senior Multipurpose Facilities

Four 25,000- to 33,000-square-foot facilities offer a multitude of senior programs and services, which are therapeutic in nature, and served as a focal point in the community for seniors. Two of the facilities offer health clinics. The Health Clinics serve seniors age 55 and above. Patients are responsible for costs not billable to Medicare. These facilities have cafeterias, exercise facilities, therapeutic pools, computer training centers and art classrooms. The programs provide opportunities for Seniors to participate in life enrichment classes, nutrition education, fitness, leisure and recreational activities. In 2013, there were 241,948 visits to the centers.

Some other accomplishments this past calendar year included:

- Continued participating in Older American's Month. Older Americans Month is celebrated each May to honor and recognize older Americans for their contributions. The Administration on Aging (AoA) issues a theme for Older Americans Month and during 2013, the year's theme is "Unleash the Power of Age" encouraged older Americans to stay engaged, active and involved in their own lives and in their communities. The annual commemoration of Older Americans Month is Fulton County's opportunity to recognize the contributions of older citizens and join them in providing services and support that empower the elderly. Special events included an intergenerational community days, evening of the arts, senior university day and volunteer appreciation.
- Continued their partnership with the Atlanta Regional Commission to administer SPARC Atlanta. Citizens who visit SPARC Atlanta clinics took advantage of several health screenings, vaccinations, nutrition counseling and health education. Available services during the 2013 clinics included: Flu, Women's Health: Clinical Breast Exams, Mammography and Pap Test Referrals, STD/HIV, Blood Glucose, Blood Pressure,

Healthy Mind, BMI, and Colorectal Pre-Screen Vision. Other available services will include Medicare assistance, Food Stamp assistance, Nutrition Education and Dental Education. The Fulton County Department of Health and Wellness, area hospitals and several other nonprofit organizations comprise a collaborative group that organizes health screenings and services.

- Fulton County and East Point NORC (Naturally Occurring Retirement Communities) hosted a Vision Clinic for senior residents of East Point over the age of 60. The Vision Clinic was held March 21, 2013, at Peachtree City Christian Church located on 1706 Washington Road in East Point. Prevent Blindness Georgia conducted the Vision Clinic. The program's purpose was to preserve a lifetime of sight for all Georgians especially children, seniors, and those without access to eye care. Participants received vision screenings, eye exams, and education. The East Point NORC Vision Clinic was established to promote proper eye care to seniors as well as provide affordable eye exams and glasses to seniors who are uninsured and may not be able to afford regular eye exams and glasses.

The Office of Workforce Development maintained a continuum of services to address the needs of Fulton County job seekers and metropolitan Atlanta area employers. One of the programs is specifically for those individuals with a disability.

- Disability Services: Program services for customers with disability include: Full Service Resource Room, Paid/ Non Paid Work Evaluation, Career Scope-Interest and Aptitude Assessment, Occupational Assessments, Free Vocational Skills Training, Typing Skill Enhancement, Workshops, Referrals to Vocational Rehabilitation Services, Referrals to the School of Adaptive Computer Training, and Referrals to Department of Labor.

The Department of Health Services, which includes the Department of Behavioral Health & Developmental Disabilities, offered a wide variety of treatment and rehabilitation services in a behavioral health care model that is designed to help clients achieve and maintain independence and stability so they can play a more productive role within their families and their community. The department services focused on three primary areas: Healthy Families, Healthy Children & Healthy Communities.

- Mental Health: Three behavioral health centers offered a wide range of services and addictive disease treatment at community-based locations.
- Developmental Disabilities: Three regional centers provided clients with life skills training tailored to their particular disability. Mobility training and day habilitation are also provided.
- Addictive Diseases: Provided a variety of specialty outpatient treatment services for adults with chronic chemical dependencies. Treatment is also available for individuals who have both mental health and substance abuse ("co-occurring") disorders.

Housing CDBG funds through a grant award to North Fulton County Government Community Charities, which provides emergency financial assistance, food pantry, essential clothing and information/referrals assisted seniors.

The Office of Children and Youth offered the following programs to address the needs of their program special needs recipients (Youth and/or their caregivers):

1. The Partnership on Youth- Networking services was provided during quarterly meetings to familiarize agencies with services for special needs youth. During these opportunities, agencies had the ability to locate additional services for children and youth they served.
2. Fulton County Kinship Care Program- The program provides instructors and volunteer tutors who are capable of working with children diagnosed with attention deficit hyperactivity disorder or attention deficit disorder.

The Office of Grants and Community Partnerships offered the following:

1. Human Services Grant dollars allocated \$243,988 of Human Services Grant dollars to ensure Fulton County Seniors age 55 and older experience optimal health and are able to function independently for as long as possible. This was achieved through:
 - a. 908 clients receiving support services to caregivers, adult daycare services and grandparents raising grandchildren;
 - b. 2,554 clients receiving services from satellite prevention programs that promote health and wellness for seniors; and
 - c. 375 clients receiving transportation and home repair services.
2. Human Services Grant dollars allocated \$150,928 to ensure persons of all ages living with disabilities in Fulton County were able to experience an optimal quality of life and have access to equal opportunities as persons living without disabilities. This was achieved through:
 - a. 240 clients differently-abled receiving transportation to medical appointments for and for social activities;
 - b. 77 clients differently-abled receiving accessible and affordable housing opportunities; and
 - c. 2,034 Seniors differently-abled participated in Inclusion programs.
3. Human Services Grant dollars allocated \$219,483 to ensure people of all ages in Fulton County engage in behaviors that prevent or minimize the risk of contracting or spreading HIV, and those already living with AIDS are assured safety, emotional support and necessary medical care. This was achieved through:
 - a. 372 clients receiving HIV / AIDS prevention and education services;
 - b. 3 clients receiving rental assistance and utility assistance; and
 - c. 39 food assistance through grocery vouchers or food pantry.

Developing Institutional Structure/Enhancing Coordination between Housing and Service Agencies

In addressing the County's housing and community development needs, the County coordinates the efforts of different departments and agencies. Consultation with different departments and agencies continued in 2013 to provide a comprehensive approach to addressing the County's housing and community development needs. Gaps and overlaps in services to Fulton County's low- and moderate-income residents were identified and the County continues the Common Ground: *Creating Equity through Public Policy and Community Engagement* approach. This is a multi-departmental approach to examine the social determinants of health and address inequities and disparities in the system that prevent or discourage health equity for certain demographic groups in the County. It is expected that the resources coming to the County through HUD will play an important role in assisting these populations as affordable housing and supportive services both continue to be critical needs for these populations.

Following is a list of some of the Fulton County departments involved in the Common Ground approach.

Housing and Human Service Department	Department of Health & Wellness
Department of Environment & Community Development	Libraries
The Housing Authority of Fulton County	Cooperative Extension Service
Department of Mental Health	Department of Parks and Recreation
Justice Department	Police and Public Safety
Housing and Human Service Department	Department of Health & Wellness

The ultimate goals of this initiative are as follows: influence change of public policies, leverage resources, increase systems of collaboration, improve/enhance communities, enhance quality of life, change the infrastructure of a community, provide for a new way of conducting government, increase community capacity building, empower neighborhoods, increase awareness of public policies, increase fresh markets or community gardens, increase health care access and provide for safer communities.

The anticipated outcomes of the initiative are as follows: improve health outcomes, decrease chronic diseases, increase high school graduation rates, increase adult employment, increase walking and biking communities, empower neighborhood residents, increase access to health care and improve infrastructure of communities to support healthy living.

To increase coordination and encourage the formation of partnerships the County's efforts included:

- Housing Staff completed the following training:

Participated in the National Association of Housing Counselors and Agencies (NAHCA) 2013 Conference: Housing, Help, Hope- Moving Families Forward August 12-14, 2013.	Staff attended the HUD sponsored Basically CDBG for Entitlements, which focused on key program topics such as national objectives, eligible activities, program administration, financial management, IDIS, performance measurement, and reporting and recordkeeping. In addition, the course will provide answers to common CDBG questions, highlighted HUD interpretation of key policy issues and offered a NSP module during Day 2 of the training
Staff attended the HUD sponsored Atlanta Environmental Part 58 Training August 27 th -29 th	With the State of Georgia Participating Grantees, Stakeholders and other interested parties in the HUD's Georgia all Grantee Meeting on Friday, July 13, 2012. This forum was designed to allow Grantees a chance to interact, communicate, and discuss the challenges and barriers to reducing homelessness and providing affordable housing. Topics included Consolidated Plan Demonstration, three program breakout sessions related to Understanding HOME, Basically CDBG and SNAPS to Go (COC & Homeless Grantees), HEARTH Act Updates and a problem solving session with CPD Representatives

- Housing Staff attended/facilitated/hosted/participated in the following:

Staff participated in the HUD sponsored Veterans Center's "Vets Homeownership Tour" in the Atlanta, GA during the designated HUD National Homeownership Month on June 14th and 16th 2013. The goal of event was to educate vets on Homebuyer Education, and Foreclosure Prevention, in addition to assisting veterans with sustaining their homes.	Staff participated in the Operation HOPE, Inc. (HOPE) Forum- Operation Hope Financial Dignity Center in Atlanta GA on April 13, 2013. The forum focused on making free enterprise work for all, poverty eradication and economic justice.
	Staff presented at the 2013 Spring Conference of the Georgia Association of Housing and Redevelopment Authorities. The Real Estate Forum for a Successful Home Buying Process was offered under the Housing and Development. Topics included Financial Coaching, Credit Counseling, Pre-and Post-Purchase Activities, Appraisals and Home Inspections.

- Fulton County Housing and/ the County maintained membership

The National Association of Counties (NACo), which is the only national organization that represents county governments. NACo advances issues with a unified voice before the federal government, improves the public's understanding of county government, assists counties in finding and sharing innovative solutions through education and research, and provides value-added services to save counties and taxpayers money.	The National Association of County Community and Economic Development (NACCED). NACCED purpose is to develop the technical capacity of county government practitioners to professionally administer federally-funded affordable housing, community development, economic development programs that benefit their low- and moderate-income households and is a voice in Washington on budgetary, programmatic, and regulatory issues.
National Council of State Housing Agencies (NCSHA). NCSHA represents its members before Congress, the Administration, and several federal agencies concerned with housing, including HUD and the Treasury, and with other advocates for affordable housing.	National Community Development Association (NCDA) is a national nonprofit organization comprised of more than 550 local governments that administer federally-supported community and economic development, housing and human service programs, including programs of the HUD, Community Development Block Grant (CDBG), and the HOME Investment Partnerships (HOME) programs. The Association provides timely, direct information and technical support to its members on federal housing and community development programs.
Association County Commissioners of Georgia (ACCG). ACCG is a nonprofit instrumentality of Georgia's county governments. ACCG serves as the consensus building, training, and	

legislative organization for all 159 county governments in the state.	
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- **Housing and Human Service Department Interagency Collaborative efforts:**

Fulton County Department of Housing and Community Development continued to participate in the Fulton Family Care Network, which consisted of 21 other organizations including several Fulton County Departments that are dedicated to the single goal of providing comprehensive wrap-around services to children and youth in Fulton County. Below is a list of partners in the network:

1. **Fulton County Schools** - Fulton County Schools works with children to learn their full potential, engage parents in the educational process, and teach every student to be responsible and productive.
2. **Atlanta Public Schools** - the Atlanta Public Schools is committed to see all students graduate ready for success in college and life through providing high-performance learning environments and excellent teachers.
3. **Atlanta Fulton Family Connection (AFFC)** - part of the Georgia Family Connection partnership, is a collaborative authority in Fulton County designed to convene various partners (government, private business, non-profit, family, etc) to leverage resources to improve social services, and to develop strategies to address community concerns that affect families and children.
4. **The Jane Fonda Center** - the mission is to advance scientific knowledge about adolescence with an emphasis on adolescent reproductive health. Activities of the Center include education and training, research, evaluation, policy development, patient care, as well as program and materials development.
5. **Sheltering Arms** - an early childhood education program that provides affordable childcare and comprehensive family support, including parent education and advocacy.
6. **Bagley Youth Development** - provides a wide array of comprehensive services to address and support the needs of youth and their families.
7. **Family Ties** - provides intensive home-based counseling and community integrated services to impact and achieve positive family centered outcomes.
8. **Georgia Center for Child Advocacy** - provides collaborative services to champion the needs of sexually and severely physically abused children under the age of 17 through prevention, intervention, and therapy. The services are offered for free to children and families that either reside or were abused in Fulton or DeKalb County. This agency also assists in the investigation of abuse cases.
9. **Hillside** - provides integrated services to address the complex needs of children and families, including counseling, support, education, and housing services.
10. **Georgia Parent Support Network** - provides support, advocacy, and education for families that have children (youth) with mental illness or emotional disturbances and behavioral differences.
11. **CHRIS KIDS** - delivers a broad continuum of services to children, youth and families that allows them to reach their natural potential for success, happiness, and health.
12. **East Point Community Action Team (EP-CAT)** - empowers the community to take action by building partnerships that develop resources in the community, and connects residents to resources.

13. **The Center for Health & Rehabilitation/Office of Children & Youth** - offers a wide variety of health services for children and youth.

Fulton County Departments of -

1. **Behavioral Health & Developmental Disabilities** - provides mental health, substance abuse and developmental disabilities services to Fulton County residents of all ages.
2. **Health & Wellness** - offers public health services for Fulton County residents.
3. **Juvenile Court** - the Court is dedicated to care, safety, guidance, development, and accountability of children and their families.
4. **Police Department** - the Department's mission is to preserve lives, protect property, and maintain order.
5. **District Attorney's Office** - the mission of the Fulton County District Attorney's office is to prosecute all felony crimes on behalf of Fulton County residents in efforts to make a safe community.
6. **Department of Housing and Community Development** - the objective of this agency is to establish suitable working conditions and provide safe, affordable housing opportunities to the citizens of Fulton County.
7. **Department of Family & Children's Services (DFCS)** - provides numerous support services and innovative programs to help abused children and troubled families.
8. **Department of Juvenile Justice** - provides supervision, detention, and a wide range of treatment and educational services for youth referred to the department by the Juvenile Court. This agency also provides assistance or delinquency prevention services for at-risk youths through collaborative efforts with other public, private and community entities.
9. **Atlanta-Fulton Public Library System** - the Atlanta-Fulton Public Library System provides free access to various resources, ideas, programs and information.

The Fulton County Departments of Health Services and Housing and Human Services held a ribbon cutting ceremony February 8, 2013 to re-open the Oak Hill Child, Adolescent and Family Center after an extensive renovation. The center is part of the County's integrated care service delivery which supports the philosophy of providing integrated health services to the communities in which they are located.

The ten-month renovation project to renovate the gated and secure 22-acre campus was paid for by American Recovery and Reinvestment Act (ARRA) fund, a \$5.4 million bond. Construction renovation began March 2012 and was completed in December 2012.

The Fulton County Oak Hill Child, Adolescent & Family Center continued their collaborative partnership with the Fulton Family Care Network (www.fultoncare.org). The center provides child and adolescent behavioral health services for youth ages of 0 to 21 years old. Families with children can receive the following types of assistance: Behavioral health/substance abuse screening, assessment and treatment, Immunizations & Well Child Visits, Early childhood prevention, intervention and treatment services, Youth leadership and parent support, After-school and summer programming, Educational support & IEP Planning support and Library services.

The Housing and Human staff continued to utilize the Communication staff to promote programs, and expand its Internet web site to increase access to information on Fulton's affordable housing and community development needs and to promote the availability of its programs with its current and future partners.

Continued to provide Fulton Industrial Boulevard (FIB) Safe Streets Resource Guides The FIB Safe Streets Resource Guide is a pocket sized quick reference guide to Fulton County services that are available and it includes contact information for Housing, Health and Environmental Health Services, Library, Police, Fire, and Code Enforcement Services.

- Collaborative Efforts For Down Payment Assistance, Housing Assistance and Housing Counseling:** The County worked closely with the private lending community to connect low and moderate-income persons with home mortgages for those who qualify. The County maintained ongoing relationships with lenders throughout Metro Atlanta to ensure that home buying opportunities are available to those seeking to purchase a HOP program home in Fulton County outside the municipal city limits of Atlanta, Sandy Springs, and Johns Creek and NSP Homeownership homes in the District 7.

As a condition to receiving the NSP housing assistance funds some clients were required to attend post counseling. The requirement could be based on a number of items such as low credit scores, several noted cash advances, several NSF charges, and late rental payments. The Fulton County certified counselor handled these posts counseling sessions after 6 months of occupancy.

The County Housing staff continues to participate in the Atlanta Regional Housing Forum. The Forum is a gathering of nonprofit, business, governmental, educational and grassroots organizations to discuss matters related to affordable housing, transportation, and land-use. The Forum is held quarterly. Topics included:

- March 2013 - PLACE MATTERS: Leveraging Catalytic Opportunities for Equitable Development;
- June 2013 - The Future of Affordable Rental Housing in the United States & Metro Atlanta, and
- September 2013: Confronting Suburban Poverty, with The Brookings Institution's Alan Berube and local panelists.

The Office of Information and Public Affairs presented Credit 101: Helping You Achieve Economic Success & Financial Security, a listen and learn session for employees on Thursday, July 25, 2013 from 12:00 - 1:00 p.m. Presenter Jamie M. Timmerman, BB&T @Work Officer covered: How to read Your Credit Report, Tips on how to improve your FICO score, How to repair your credit, Responsibility associated with credit/borrowing, Guidelines for smart money management.

Fulton County continued other marketing and outreach efforts by distributing materials, presenting at community events, conducting informational campaigns such as public service announcements (PSAs), advertisements, or other forms of media campaigns, and advocating with lenders and other industry partners

Fulton County continued to provide Housing and Credit Informational and Outreach Sessions. These sessions were implemented in an effort to bring visibility to the department's housing services and programs. Since the inception of the Housing and Information and Outreach calendar, many strides have been made to collaborate with other County entities and particular non-profit groups who deal in partnership with the County to provide a myriad of services to Fulton County citizens. Program informational packages and Consumer Action, FDIC and HUD financial resources were made available during each of these sessions. The twenty-one meetings with 422 attendees were facilitated with Program Management Staff, Atlanta Legal Aid and Metro Fair Housing Agency. Topics included Tax exemption for seniors, tips to avoid foreclosure, avoiding financial scams, Tenant Rights and Responsibilities, overview of transitional housing, dreaming of owning a home, home repairs and senior scams. Appendix G reflects the calendar and the evaluation of these sessions.

Describe efforts noted for other funded grants:

Fulton County Housing and Community Development applied and received funding under the Georgia Department of Community Affairs' Housing Counseling Program. DCA received HUD FY2013 (October 1, 2012 to September 30, 2013) funds totaling \$509,408.00, from the U.S. Department of Housing and Urban Development's (HUD) Housing Counseling grant with Fulton County receiving \$8,192.10 and expended \$8,145.06. The funds provided pre- and post-purchase, foreclosure prevention, and reverse mortgage counseling in group or individual counseling sessions. The following chart required by HUD 9902 outlines clients that were served by Fulton County H & CD during the period October 1, 2012 to September 30, 2013. Accomplishment data is located in Appendix F.

• **Other County Departmental Efforts:**

Fulton County Cooperative Extension
Fulton County Cooperative Extension offers assistance to concerned homeowners to identify potential harm from the dangerous radioactive gas. According to the University of Georgia College of Family & Consumer Sciences, although radon is present throughout the environment, when high levels of radon enter a home or building, people are exposed to more of its radiation and their risk of cancer increases. Such a situation can easily be discovered and corrected.

The GREP recommends that all Georgia homeowners test their homes for radon. The results of a properly performed radon test will help homeowners determine for themselves if they need to take further action to protect their family from the health risks of radon in the home. Concerned homeowners were offered an opportunity to request a free radon assessment by calling 770.535.8290. Representatives explained radon; answer questions and arrange to test your home

Fulton County Government

The County continued participating in the Annual South Metro Development Outlook conference sponsored by The Collaborative Firm. The February 20, 2013 Real Estate & Economic Forecast Conference served as the 11th annual regional exchange for most of the area's governmental, financial and industry leaders with an interest in fostering smart growth in South Metropolitan Atlanta. The conference included seven other metro counties, Clayton, Coweta, Douglas, Fayette, Henry, Spalding, and South Fulton, as well as the City of Atlanta. Topics included valuable insight on Transportation concerns, Economic Forecasting and Sustainability.

The County continued serving on the McPherson Planning Local Redevelopment Authority (MPLRA) to assist in the economic-impact plans for future re-use of the Fort McPherson property located in East Point, Georgia. Fort McPherson was closed under the federal government's Base Realignment and Closure Act (BRAC) of 2005. The proposed plan comprised of rezoning and a partnership with private developers, the state of Georgia and the city of East Point to create 150 acres of green space, with 30 acres set aside for a festival and event grounds. The Redevelopment Authority plan received approval from the Housing and Urban Development Department.

In January 2013, Fulton County Government in conjunction with the cities in South Fulton held three meetings to present findings on the Existing Conditions and the Needs Assessment of the South Fulton Comprehensive Transportation Plan (SFCTP). The consulting team, with input received during the public meetings and the completion of the technical analysis, drafted a set of project recommendations for the next twenty years.

In September 2013, the Fulton County Department of Facilities and Transportation Services, Transportation Division held three final public open house meetings to give residents the opportunity to comment on the major transportation projects identified in the SFCTP. These projects included pedestrian facilities, bicycle facilities, public transit, roadway upgrades and widening, trails, bridges, intelligent transportation systems, maintenance, and freight.

County data as well as maps depicting proposed projects were displayed and available for public viewing. The open house meetings were held follows at 6:30- 8:30 PM:

- September 19, 2013 Burdett Gymnasium- Multipurpose Room
- September 25, 2013 Landmark Christian School
- September 26, 2013 Southwest Arts Center

Continued participating in The Regional Transit Committee, which is a policy committee of the Atlanta Regional Commission that focuses on issues of regional transit planning, funding and

Continued being a part of the 24-member Transportation Coordinating Committee (TCC), which is responsible for providing technical advice to the Transportation & Air Quality Committee (TAQC) regarding

governance. The RTC builds upon the work of its predecessors, the Transit Implementation Board (TIB) and the Transit Planning Board (TPB).	metropolitan or multi-jurisdictional transportation-related matters potentially affecting the 18-county Atlanta Metropolitan Planning Organization area. TCC members work closely with the Atlanta Regional Commission Transportation Access & Mobility Division staff.
Fulton County Economic Development	
<p>Fulton County Economic Development hosted a one day Small Business Summit "Getting the Deal: "Money, Process & Growth Strategies" to help small and midsized business owners reach their goals and realize their potential.</p> <p>The event was held at the Georgia Tech Research Institute Conference Center on August 26, 2013. The highlight of the summit was nationally recognized speaker Randal Pinkett a successful business man and Season 4 Winner of the television show "Apprentice" and keynote speaker Stephen Fleming, Vice President & Executive Director of the Georgia Tech Enterprise Innovation Institute, the nation's largest and most comprehensive university-based program of assistance to business and industry. Topics discussed at the summit included:</p> <ul style="list-style-type: none"> •Doing business with the Federal Government •Franchising opportunities •Funding your businesses •Roadmaps to securing international trade opportunities •Healthcare Reform •Renewable Energy Opportunities 	
The Office of Workforce Development (OWD)	
<p>The Fulton County Workforce Partnership Collaboration members have been offered the opportunity to participate in the Money Smart Train-the-Trainer sessions to educate themselves about financial literacy and to assist these workforce agencies/programs in their own organizational capacity building and development. The Development also supported employee development and encouraged certification upgrades through the Georgia Work Ready initiative. The County operated four (4) testing locations to offer easy certification access. Georgia Work Ready was launched by the Governor's Office of Workforce Development to improve the job training and marketability of Georgia's workforce and enhance future economic growth for the state.</p>	<p>The Office of Workforce Development (OWD) continues their relationship with FDIC's Community Affairs Office to assist in staff training, innovative facilitation ideas, and material acquisition.</p>
<p>The Housing and Human Services Department and Office of Workforce Development has partnered with Capital City Bank to offer free checking accounts to customer that successfully complete the Money Smart modules.</p>	

The Office of Aging	
Collaborates with the Housing and Human Services Department/Housing Division directing home repair projects to the program best suited to meet the needs of the seniors.	Partnering with the Atlanta Regional Commission in a Care Transitions program funded by the Center for Medicare/Medicaid Services. The program provides limited services for those discharged from the hospital to decrease the number of re-admissions.
Participated in Older American's Month. The annual commemoration of Older Americans Month is an opportunity to recognize the contributions of older citizens and joining them in providing services.	The Housing and Human Services Department's Office of Aging, in Partnership with the Fulton Atlanta Community Action Authority, provided seniors 65 years or older who are Fulton County residents the opportunity to register for the Low Income Home Energy Assistance Program (LIHEAP). Enrollment applications were accepted at four Senior Multipurpose Facilities beginning Thursday, November 14, 2013.
The Fulton County Board of Commissioners voted March 6, 2013, to approve a \$725,000 contract with Senior Citizens Services/ Senior Citizens Services, d/b/a Meal on Wheels Atlanta to provide home repairs for seniors living in Fulton County. The services were intended to enable seniors to "age in place" by providing repairs or enhancements that will enable seniors to remain independent in their homes. Approved repairs under the contract include: Installation of grab bars or ramps, Removal of safety hazards such as tripping hazards in the home or on the premises, Minor repair of heating, cooling, plumbing, or electrical systems, Minor structural repair and Painting to prevent deterioration.	
Fulton County Commissioners voted to continue a Memorandum of Understanding (MOU) with the Jewish Federation of Greater Atlanta (JFGA) for East Point's Naturally Occurring Retirement Communities (NORC) Initiative. The MOU provided \$23,852 in support from the Federation for project management oversight and the provision of services from Fulton for the East Point NORC. The Federation's funds are derived from the Georgia NORC initiative.	
Fulton County's required a funding match, which involved an in-kind donation of services provided by existing Housing and Human Services Department staff and the fair rental value of space utilized by the NORC program at the H.J.C. Bowden Senior Multipurpose Facility. The program provided transportation, nutrition education, vision screenings, health and wellness education and exercise programs. Services also included \$17,500 in voucher booklets of which \$1,500 includes participant fees managed/processed by Jewish Family and Career Services. The grant period continues from September 1, 2013 through August 31, 2014.	

Fulton County's Housing and Human Services Department, Office of Aging and Bank of America volunteers hosted five Financial Literacy Seminars. The seminars were developed in partnership with the National Council on Aging, a nonprofit service and advocacy organization dedicated to improving the lives of millions of older adults, especially those who are vulnerable and disadvantaged. Topics included:

- US Treasury Check Delivery Changes – A discussion on the new US Treasury law,
- Enhancing older adult's money management skills to further their greater economic security,
- Avoiding Scams,
- Introduction to Bank Services – A discussion designed to provide adults of all ages with an overview of basic financial topics,
- Bank without Limits - Solutions and services for customers with disabilities, and
- Mortgage Assistance - A discussion on Mortgage and Foreclosure Assistance.

The Office of Grants and Community Partnership

Continued obtaining input from each Division Manager of a direct service division that also serves one of the Human Services Grant targeted populations. That input helped guide funding priorities of the upcoming grant application in an effort to direct grant funds in an efficient and effective manner.

F.R.E.S.H. Grant dollars allocated \$925,000 to ensure Fulton County youth from birth to adulthood, experience healthy growth, positive development and are prepared to achieve their full potential. This was achieved throughout Fulton County's Districts:

District-3:

- 150 children and youth participated programs for at-risk teens;
- 89 children and youth from low income working parents participated in affordable after school and summer enrichment programs;
- 59 children and youth from low income working parents participated in affordable daycare and after hours care; and
- 67 differently-abled / special needs children and youth received health care, transportation and reliable after-school or respite care services.

District-4

- 107 elementary, middle and high school children and youth participated in affordable after school care/extended day learning and care during school holidays/vacations and summer activities;
- 222 non-English speaking students received services for high school dropout prevention, tutoring and mentoring; and
- 17 families of low income children and youth received emergency assistance; and
- 41 families received parenting programs.

District-5

- 40 children and youth received HIV / AIDS prevention and education ;
- 223 children and youth received educational enhancements that included tutorial, homework assistance, GED, SAT and ACT testing skills for families living in poverty;
- 43 families living in poverty received assistance for after-school and summer camp;

District-6:

- 365 children and youth participated in programs for at-risk teens that included mentoring and employment services
- 83 children and youth participated in violence, crime and gang prevention programs; and
- 222 children and youth participated in after-school enrichment programs.

- 31 children and youth participated in group and individual counseling, conflict resolution and stress management programs;
- 36 children and youth participated in violence, crime, gang, alcohol and drug prevention programs;
- 276 children and youth participated in programs for at-risk teens that included mentoring, computer technology, job training and employment services; and
- 10 young adults and low income children and youth received medical / mental health services.

District-7:

- 387 children and youth participated in truancy prevention programs;
- 42 children and youth participated in violence and gang prevention programs; and
- 61 children and youth participated in tutoring programs that focused on increasing low test scores.

Released the 2013 – 2014 F.R.E.S.H. and Human Services Grant applications with the applications being due February 22, 2013. The F.R.E.S.H. and Human Services Grant programs bridges the gap in direct government services by supporting established community-based organizations throughout Fulton County. The applicants had to address least one District Specific Issue within the Fulton County Geographic Commission District(s) and at least one of the following Human Services Funding Areas which included: Aging Services, Employment Services, Youth and Family Services, HIV/AIDs Services, Disability Services and Homeless/Housing. Six (6) workshops were held January 15, 2013 through January 30, 2013. There were 129 programs were awarded

Fulton County Department of Health and Wellness (FCDHW)

Offered the largest testing site in the state of Georgia. The FCDHW HIV Primary Care Clinic is a Ryan White funded program that provided a range of services. Enrollment in the HIV Clinic offers an individual a full service outpatient clinic with a TEAM approach to educate and support the patient and families living with HIV. Services that county provided were Medical Services, Mental Health and Substance Abuse Services, Dental Services, Case Management and Health Education.

Fulton County Health and Wellness has partnered with representatives from Toys 4 Tots and Santa in a campaign to encourage 60 children and their families to exercise and eat healthy. Fulton County is an active participant in First Lady Michelle Obama's "Let's Move" initiative, which is dedicated to solving childhood obesity. The event "partying for a purpose" was held December 19, 2013 at Oak Hill Child, Adolescent and Family Center.

Fulton County Housing Authority Initiatives:


Fulton County Housing Authority, property owners and managers, several other area Housing Authorities and private landlords, utilized the Georgia Department of Community Affairs sponsored GeorgiaHousingSearch.org. This online listing and locator service for affordable rental housing provides an opportunity to market affordable rental units free of charge, provides a convenient resource to prospective renters to locate affordable and accessible housing and obtain



Fulton County Housing Authority utilized GoSection8.com. GoSection8.com provides an enhanced program to list rental properties on line. Listings are available to potential Housing Choice Voucher tenants seeking

community resource links along with locating housing information. Property owners and housing authorities can register and manage their listings online or via phone and fax. Specific property information may highlight amenities, accessibility features for individuals with physical disabilities, acceptance of Housing Choice Vouchers and the distance to recreation, shopping and public transportation. It also allows prospective tenants to access directions. Many listings also feature photographs. This website is free, searches can be conducted in both English and Spanish, and the site is updated by owners/property managers at least bi-weekly with vacancy information.	apartment units, duplexes, single-family homes or townhomes in the private market.
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Office of Children and Youth


Continued the following programs under the Office of Children and Youth to reach a wide array of needs from childhood development, inclusion programming and youth advocacy, counseling, and conflict resolution. Each program coordinates with other mainstream housing and supportive services resources, which may include the use of committee leveraging from public and private resources including Atlanta Habitat for Humanity, Atlanta Public Schools, Apex Museum, Atlanta Metropolitan College, Atlanta Technical College, Boys and Girls Clubs of Metro Atlanta, Camp Village, Creditability, Faith based organizations, Fresh Grant Recipients, Fulton County District Attorney's Office, Fulton County CASA, Fulton County Charter Schools, Fulton County Cooperative Extension, Fulton County Department of Family and Children, Fulton County Health and Wellness, Fulton County Human Service Grant recipients, Fulton County Government Libraries, Fulton County Office of Workforce Development, Fulton County Marshall Department, Fulton County Parks & Recreation, Fulton County Police Department, Fulton County Private Schools, Fulton County Public Schools, Fulton County Sheriff Department, Georgia Association on Youth Children, Hapeville Police and Fire Department, Herzing University, Metro Financial Capability Network, Metropolitan/Atlanta Violence Prevention Partnership, New Calvary Missionary Baptist church, Nonprofit organizations, Project Community Connections, Inc., Our House, Inc, Salvation Army-Faqua Unit, Stable Families Community Coalition (SFCC), University of Georgia Fulton County, and Visions, Inc..

Kinship	Care	Program:	Impact:
 <p>The Fulton County Kinship Care Program addresses the unique needs and challenges that Fulton County children and youth face when they are raised by relatives. The goal of the program is to enhance the opportunities of Fulton County children and youth to succeed in society through the provision of supportive services and activities. The program provides resources to</p>			<ul style="list-style-type: none"> • 72 children and youth received services, • 15-20 youth were provided weekly homework assistance in math, science, and reading to improve their grades. • 24 high school and middle school participants and 22 elementary school participants received back to school supplies. • 8 youth completed the Summer Job Placement Training Program and were taught work skills that can be transferred to part-time or full-time jobs. • 14 middle and high school youth attended a public safety class that discussed using social media, maintaining safety in the public, and

<p>reduce educational, emotional, psychological and financial challenges children face while under the care of relatives.</p>	<p>using good judgment when interacting with peers.</p> <ul style="list-style-type: none"> • 13 middle and high school participants attended a college & career meeting that provided information from colleges about careers, financial aid, and college majors.
<p><u>Partnership on Youth:</u> This service is designed to expand the Office of Children and Youth's collaboration/partnership with non-profit organizations that receive funding from Fulton County grants. The purpose is to improve service delivery and address community needs. Services include agency monitoring, specialized trainings, networking, capacity building and strategy building to assess the needs in communities throughout Fulton County. There are over 76 nonprofit agencies that participate in the partnership meetings and serve as resources to START families who require wrap around services. Quarterly meetings are held to offer a variety of opportunities for trainings and benefit from guest speakers on topics that enhance the delivery of services.</p>	 <p><u>Impact:</u></p> <ul style="list-style-type: none"> • Presently the Office of Children and Youth holds 4 quarterly meetings with 200 funded and non-funded non-profit organizations. • Provided 2 capacity building workshops. • Grant funded agencies served 5,581 children and youth • Monitoring services were provided to 41 grant funded agencies.
<p><u>S.T.A.R.T. (Services to Advance, Reach and Teach Youth):</u> S.T.A.R.T. is collaborative service system that includes assessment, prevention intervention/treatment, and aftercare services. Another component involves community based services that support the youth and their families. S.T.A.R.T. is designed to intervene in the lives of youth ages 8 – 18 and their families that are in Fulton County and Atlanta Public School Systems. In addition START focuses on supporting family stability among low to moderate income families through the Successful Families Program. Each family member identifies what success is for them and a service plan is developed based on the needs of the family.</p>	 <p><u>Impact:</u></p> <ul style="list-style-type: none"> • START currently provided services to 81 program participants. • 21 Adults received certificate of completion from the University of Georgia Fulton County Cooperative Extension Expanded Food & Nutrition Education Program. • 21 Adults received certificate of completion from Our House, Inc. for Training on Early Childhood Education. • 17 Children in pre-k and kindergarten worked on Letter Recognition and Numbers Worksheets • 23 Children 5-11 years old, received tutorial assistance, financial literacy for youth and critical thinking and comprehensive skill development • 16 Children 12-18 years old, received tutorial assistance, financial literacy for youth and critical thinking and comprehensive skill

	<p>development.</p> <ul style="list-style-type: none"> • 8 Adults obtained employment and • 2 Adults found housing.
<p><u>Priceless University:</u> The Call to Womanhood program Priceless University is a “College Prep” program centered on self-enrichment and self-development courses that equips participants with the tools to reach their Priceless Potential outside academics. The program emulates a college university system as participants take courses on various topics that address self-esteem, self-confidence, public speaking and an array of other courses in an attempt to identify the natural gifts and talents of participants. The program also places a focus on college readiness through resume writing workshops, business etiquette alongside career placement assessments. Priceless University influences female youth through a two-year curriculum with weekly classes that will ultimately enhance the knowledge and skill sets of participants while exposing their Priceless qualities. The program includes Thursday classes during the academic school year, special events and summer experiences. The Priceless University Program is designed to expose young girls between the ages of 12-17 to positive female role models and encourage them to achieve their goals and aspirations.</p>	 <p><u>Impact:</u></p> <ul style="list-style-type: none"> • Served over 65 participants during their Summer Experience Program and Fall 2013 new recruitment. • Through their monthly community outreach events, participants have participated in 4 community service projects impacting the underserved, underinsured, hungry and homeless populations. • 35 Participants completed job shadowing projects during the summer of 2013. Participants were placed in various departments of Fulton County including but not limited to: Transportation, Housing & Human Services, Water Resources, The Library System, Senior Facilities, and the Office of Commissioner Edwards • 35 students completed a 2 day self-defense workshop through the Fulton County Sherriff Department • 35 Participants coordinated and produced a segment of FGTV District by District news segment • 30 Participants received a certificate of completion for a 6-week etiquette curriculum.
<p><u>Youth Leadership Academy – Boys:</u> This program empowers young males to become socially responsible and effective leaders capable of positively transforming and serving their communities as they grow personally in character and spirit. The mission is to provide comprehensive leadership and entrepreneurial skills to Fulton County’s emerging youth leaders to ensure they can successfully navigate the challenges and opportunities of our increasingly changing society. The program motto is Leadership, Service, and Excellence.</p>	 <p><u>Impact:</u></p> <ul style="list-style-type: none"> • Served 59 young males between the ages of 8 - 14. • Hosted the One Humanity Conference, which served and mentored over 120 males (ages 8 – 13). • Collected over 1,000 books partnering with Books for Miles Foundation for Global Youth

	<p>Service Day</p> <ul style="list-style-type: none"> ○ Donated books to underserved youth at Sheltering Arms of Union City Early Education & Family Center and My Sister's House of Atlanta to benefit 160 underserved youth. ○ Donated books to the country of Jamaica to local schools for 100 children. ● Program parents and participants raised funds for 14 underserved youth to become members of the Boys and Girls Club. ● Collected over a 1,000 articles of clothing to donate to underserved communities to benefit 50 underserved families.
<p><u>Fulton County Youth Commission:</u> The Fulton County Youth Commission is a leadership and community service program that encourages Youth to become involved in government. The Youth advocate on behalf of children and youth to address the issues of violence, health, education and safety. The Youth Commissioners present issues to Fulton BOC, citizens of Fulton County, City of Atlanta School Board and State Legislature. The group served in the areas of protecting the environment, health and nutrition, participated in community services.</p>	<div data-bbox="776 705 1276 947" data-label="Image"> </div> <p>Impact:</p> <ol style="list-style-type: none"> 1. 5,100 homelessness and low-income families received HOPE Boxes which included non-perishable foods, toiletry items and FREE resources for health, shelter, employment, and more. 2. Hosted an annual “Anti-Bullying Rally” all 450 attendees receiving information on violence prevention and Georgia law. 3. 285 people attended the “21st Century Parent Conference”. All attendees received information on successful parenting. 4. 2,200 people attended the “Parent and Teacher Resource Fair”. Attendees received schools, supplies, male and female grooming services and resource for afterschool, employment, education and more for 45 vendors. 5. Hosted a community event where 1,000 + individuals and/or families signed up for Affordable Care Act benefit. 6. Participated in the Hosea Feed the Hungry Thanksgiving Dinner where 2,500 + plates were served. 7. Hosted “Community Cares Christmas Celebration” that served 3,300 people with

	free toys, clothing, food baskets, and grooming services.
<p>Youth Leadership Academy – Girls: YLAG provided comprehensive leadership, civic engagement, life skills and academic development using science, technology, engineering and mathematics, and STEM. The Leadership program engaged students in a manner that not only promotes academic excellence but also ethical decision making, heightened character development and visionary strategic thinking.</p>	 <p>Impact:</p> <ol style="list-style-type: none"> 1. Hosted the 1st Technology Fair for parents where participants displayed video games they developed in Alice and Scratch (programming software) 2. 38 Ladies of Leadership received a certificate of completion for their coursework in robotics; students assembled a robotic arm that was able to rotate on an 180 degree axis and use its arm to pick up objects 3. 38 Ladies of Leadership completed phase 2 of their sign language curriculum; this curriculum reviewed and taught participants their alphabet, numbers to 30, how to introduce themselves, their family tree and conversational sentences 4. 38 Ladies of Leadership completed phase 1 of the debate course. Students were taught the parts of a proper debate, how debates are formatted and scored along with how to conduct proper research on a topic. During their last session in 2013, students were divided into teams and given a debate topic; the teams were scored on their debating abilities and received individual grade. 5. Hosted Bi-monthly Saturday Academy sessions for various community and cultural events.

Anti-Poverty Strategy – Reducing the number of people below the poverty level

Many agencies throughout Fulton County actively pursue the elimination of poverty. While a solution to assisting the significant number of Fulton County residents living in poverty are beyond the scope of the three HUD formula programs covered by Fulton County’s Consolidated Plan. The County administers other assistance programs and received a variety of funding which, together, strategically addresses the goals of reducing poverty and improving the self-sufficiency of low-income residents. It is the goal of the County to assist families facing the hardship of poverty by improving their standard of living, lack of jobs and deteriorated neighborhoods.

According to census data updated January 2014, Fulton County is experiencing below the Georgia’s average.

Percentage of residents living in poverty in 2008-2012:

Fulton County:	16.8%
Georgia:	17.4%

<http://quickfacts.census.gov/qfd/states/13/13121.html>

Source U.S. Census Bureau: State and County Quick Facts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
Last Revised: Monday, 06-Jan-2014 17:29:15 EST

Fulton County took the following action in 2013 to reduce the number of poverty level families in the County:

Office of Emergency and Transitional Housing

One hundred percent (100%) of ESG funding is used to develop and maintain emergency shelter and supportive services for citizens below the poverty level. Through the Office of Emergency and Transitional Housing, which is comprised of an Assessment Center, Supportive Services and Transitional Housing programs that provide support and structure for male, women and children relearning and developing life skills essential for securing stable employment and independent living continued using funds under the Permanent Housing Project. Funds provided by HUD totaling \$3060625 supported the operation of the Project. Operating this program assisted with providing women with children the opportunity to move out of shelters and transitional housing programs into independent living with a case management component associated with the program.

Office of Workforce

- Encouraged and supported job skills training programs provided by the County and non-profit agencies. (i.e. the Office of Workforce Development, as well as other organizations). The Fulton County Office of Workforce Development offers an array of services to the unemployed and underemployed of Fulton County. There are three levels of WIA Services:
 - Core Services: The services are available to all adult customers. These services include: On Site Recruitments, First Source Program (Fulton County Residences only), Career Center Email blast, Computer and Fax usage, Job Readiness Workshops, and labor market information available to all job seekers
 - Intensive Services (Must be WIA Eligible): These services include more comprehensive assessments, development of individual employment plans and counseling and career planning; and Career Guidance/Advising, Individual Career Advising, Individual Employment Plan Development, Occupational and Academic Assistance, and Follow-up Services.
 - Training Services: Customers are linked to job opportunities in their communities, including both occupational training and training in basic skills. Participants use an "individual training account" to select an appropriate training program from a qualified training provider.
- There are two (2) Common Ground Workforce Centers that serve as satellite office to provide optimal access to customers in a facility with a myriad of other social services and healthcare providers.
- Participated in the annual Career Gathering & Job Fair held on September 25, 2013 that was sponsored by the Superior Court of Fulton County and the Georgia Department of Labor. Job seekers had an opportunity to meet potential employers and participate in workshops. In lieu of a registration fee, attendees were invited to donate one new or gently used career/work clothing

item. Donations were used for the career clothing closet for Fulton County Accountability Court participants. The Career Gathering included participation from the Georgia Department of Labor, the Fulton County Office of Workforce Development, 9 to 5, and other agencies. Participating employers include Fulton County Government, MARTA, Brickman Group (Commercial Landscaping), Avon, Xponential, Inc., Professional Transportation, Inc. (Railroad Employee Transportation) and Next Step Staffing, which specializes in job placement for ex-offenders. Among the workshops offered, expert Elizabeth Wilson presented an Entrepreneurial Boot Camp with advice for participants who were considering starting their own business. In addition, Marilyn Winn, 9 to 5 Organizer, Advocate & Accountability Court Graduate, provided a presentation on "Ban the Box," regarding the movement to remove the felony question from employment applications.

- Conducted the Onsite Recruitment for Cascade Wal-Mart Jobs for the new Cascade location. The onsite recruitment to help Wal-Mart to hire at least 250 retail employees began on July 22, 2013. Applicants without online access were allowed to visit the Adamsville Workforce Development Center and apply online with the assistance of Workforce Development and Wal-Mart staff. Workforce Development also conducted the background checks and drug tests of applicants. Those who registered were required to participate in customer service training in order to receive a recommendation for hiring. The Onsite Recruitment Schedule included dates from July 22, 2013 - September 16, 2013.
- Continued the Office of Workforce Development's Y.E.S. (Youth Enrichment Services) program which is a year-round to reduce the unemployment rate. The Y.E.S. Office moved to the Oak Hill Child, Adolescent and Family Center. Y.E.S. is among several integrated services at Oak Hill, which include specialty medical and oral health care, an education center, and a teaching kitchen, which will be used to provide nutrition education and healthy cooking classes. Y.E.S. encourages leadership and independent thinking that assists Fulton County youth in reaching their personal potential. Services provided by Y.E.S. for youth between 16 and 21 years old include: Career and Education Counseling, Pre- and Post-Educational and Employability Assessments, On Site Recruitment Events, Internet access for online job searches, Computers for resume and cover letter writing, Job Readiness Workshops, Access to a fax machine and telephone, and Access to the State of Georgia's Eligible Service Provider List.
- Recognizes the importance of financial literacy and has incorporated the *Money Smart* program into the workshop repertoire of each OWD Career Centers.
 - Offered the *Money Smart* Program in two versions, an Instructor-led version and a Computer Based Instruction (CBI) version to accommodate the diverse needs of our customers.
 - More than 750 OWD customers have completed Money Smart modules.
 - All OWD Career Centers require that intensive customers (caseload customers) complete Money Smart modules to receive supportive services.
 - The computer based Money Smart training is launched in OWD Career Centers on a weekly basis and certificates of achievement are given to all that successfully complete the modules.
 - Offered two training modules, one geared towards adults and the other for youth. The modules are as follows:

Adult <i>Money Smart</i> Training Modules	The Young Adult <i>Money Smart</i> Training Modules
<u>Borrowing Basics</u> ~ an introduction to credit	<u>Bank on It</u> ~ an introduction to bank services
<u>Check It Out</u> ~ how to choose and keep a	<u>Check It Out</u> ~ how to choose and keep a

checking account <u>Money Matters</u> ~ how to keep track of your money <u>Pay Yourself First</u> ~ why you should save, save, save <u>Keep It Safe</u> ~ your rights as a consumer <u>To Your Credit</u> ~ how your credit history will affect our credit future <u>Charge It Right</u> ~ how to make a credit card work for you <u>Loan To Own</u> ~ know what you're borrowing before you buy <u>Your Own Home</u> ~ what home ownership is all about	checking account <u>Setting Financial Goals</u> ~ how to keep track of your money <u>Pay Yourself First</u> ~ why you should save, save, save <u>Borrowing Basics</u> ~ an introduction to credit <u>Charge It Right</u> ~ how to make a credit card work for you <u>Paying for College and Cars</u> ~ general information on installment loans <u>A Roof Over Your Head</u> ~ what home ownership and renting are all about
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PROGRAM HIGHLIGHTS IN 2013 INCLUDE:

- Total number of Customers Served at Workforce Development Career Centers: 6,373
- Total number of Customers that received Direct Job Placements: 466
- Total number of Customers that used Career Center Resource Room for job assistance: 47,092

• **WORKFORCE SPECIAL PROJECTS & PARTNERSHIPS:**

Kaiser Permanente Bridge Program is designed to help those who are uninsured and income-eligible obtain health care coverage. Based on continued eligibility, individuals and dependents will receive a healthcare premium subsidy for up to 24 months. OWD's partnership with Kaiser Permanente allowed for 151 individuals to receive healthcare coverage for themselves and their families that they otherwise would have been unable to afford.

First Source Jobs Program - Worked with First Source Jobs Program employer partners to place 72 Fulton County residents in unsubsidized employment.

Employer Relations - The Office of Workforce Development has a unique and innovative approach to meet the needs of employers in the Fulton County market. Key stakeholders are identified and partnerships are developed to foster long-term business alliances across industry lines. Strategies are created to enhance business growth and the vitality of community organizations. These key business leaders work closely with the Office of Workforce Development through an Economic Development Focus Group to keep the organization informed of industry developments.

○ **The Office of Aging**

- Offered the a number of programs of direct service and social action focused on changing conditions related to the needs of senior residents.
- Participated in the GA Senior Farmer's Market Nutrition Program. The program's goal is to improve access to and increase consumption of fruits and vegetables while providing nutrition education, including health benefits of consuming fruits and vegetables, healthy meal plans, recipes, cooking, freezing, and canning demonstrations. The program provided vegetable vouchers (worth \$20) to over 500 Seniors.

- Several Fulton County Departments including the Office of Workforce Development, Office of Aging, Office of Emergency and Transitional Housing, Children and Youth, Health and Wellness, Atlanta-Fulton Library System, Superior Court, Parks and Recreation and Registrations and Elections and more than thirty cities, county, and nonprofit agencies participated in a "Back To School Block Party" on July 21, 2012. This activity was sponsored by Commissioner Joan Garner and the City of Atlanta City Council. The joint effort partnership was for the Bedford Pine Community. The event connected the families of the Boulevard corridor with local social services. To kick off the morning and to address a lack of beds in the community, the Furniture Bank of Metro Atlanta delivered 100 beds to families and hand out backpacks. The block party also featured free refreshments, music by Radio One's Hot 107.9, sports, and other family activities. Fulton County staff provided program and service information packages. As a result of this event forty-two (42) individuals attended future OWD Boulevard Workforce Center Orientations.
- The Fulton County Office of Communication
 - Offered a Listen and Learn Series: Bankruptcy: A Better Financial Tomorrow for all Fulton employees. The class was presented by Attorney Lottie of law firm Baskerville Lottie & Associates. The session provided information on how to recover from bankruptcy, how it affects your credit and the advantages and disadvantages of filing.
- Fulton County Housing Authority
 - Promoted and fully implemented the activities established through the "Pathways to Homeownership" Initiative. The Housing Authority of Fulton County (HAFC) as a HUD-designated Housing Counseling Center provided comprehensive training and supportive services designed to facilitate the homeownership and rental housing process.
 - Supported full implementation of the Housing Authority of Fulton County de-concentration efforts through the Housing Choice Voucher Program and implementation of a comprehensive homeownership development strategy, including the Housing Choice Voucher Homeownership Program.
 - Advertised on their website available resident resources to assist citizens with rent and utilities, agencies to assist with job searches, medical, dental and vision assistance, legal assistance, identification document assistance and other resources including preparation for college.
 - Continued to implement the HUD approved Family Self-Sufficiency Program, which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations, and worked with the Community Opportunity Centers (COC), Inc. which will secure the partnerships necessary for service coordination for the benefit of these families.
 - Provided in-kind support (non-financial) to Community Opportunity Centers, Inc., (COC) an affiliate non-profit of the HAFC who facilitated the provision of resident services and self-sufficiency initiatives for HAFC residents. The restructuring of COC as a "fundraising arm" will secure resources to sustain services and programs to include, but not be limited to providing resident services.
 - Utilized GoSection8.com. GoSection8.com is the largest rental-listing service for the Section 8 housing market. Both tenants and landlords benefit from this program. The company's core mission is to help Americans living in poverty. Free information about current housing options under HUD's Section 8 Housing Voucher (Section 8) Program in every market in the country is advertised. The following services are offered:

1. **Families:** The comprehensive database allows families to locate and compare affordable rental homes currently available in their area. GoSection8.com's listings are available online as well as through a bi-lingual call center at 1-866-466-SEC8 (7328).
 2. **Landlords:** A free listing option is available for all landlords and property managers.
 3. **Housing Agencies:** Housing Authorities are offered a free area-specific internet portals that are integrated seamlessly into each agency's own website, which are the most accurate and up-to-date rental-cost determinations available today.
- Continued using previous year's allocation of HOME funds for home ownership loans to low- and moderate-income families.
 - Continued using NSP funds to stabilize neighborhoods with high foreclosures.
 - Office of Grants and Community Partnerships
 - Allocated \$153,428 of Human Services Grant dollars to ensure every person living or working in Fulton County possesses the skills and knowledge necessary for employment that allows self-sufficiency. This was achieved through:
 - 551 Fulton County citizens received Instructor taught / led computer skills training (beginning, intermediate and advanced);
 - 58 Fulton County ex-offenders received support services such as employment, housing options and transitional skills training; and
 - 546 Fulton county citizens received certified GED / Diploma and Continuing Education courses.
 - Allocated \$925,000 of Human Services Grant dollars to ensure every Fulton County youth from birth to young adulthood experience healthy growth, positive development and are prepared to achieve their full potential.
 - Office of Children and Youth
 - Continued the following programs under the Office of Children and Youth to reach a wide array of needs from childhood development, inclusion programming and youth advocacy, counseling, and conflict resolution.

Kinship Care Program: Kinship Care Program provides programming and activities that reduce the level of financial support of the caregivers through the Summer Camp Tuition Assistance, Work Experience, Tutoring programs, monthly meetings, and cultural outings. Caregivers have identified living at or below the poverty level.

Partnership on Youth: During this grant cycle, 5,581 children and youth were impacted by nonprofit organizations providing services that included Fulton County youth living at or below poverty.

S.T.A.R.T. (Services to Advance, Reach and Teach Youth): START has implemented the Successful Families program that provides education and information on Fulton County resources to families living in or below poverty.

CALL TO WOMANHOOD-Priceless University: The program recruits from underserved areas and was designed to have an intense focus on issues ranging from teen pregnancy prevention, self-esteem development, college-prep education, and career building. The program assists females ages 12 – 17 with education advancement and the opportunity to implement plans and resources to avoid becoming a young woman living in poverty.

Teen DADS (Determined, Active, Dedicated and Supportive) Program: The program provided support to Teen fathers that are living at or below the poverty level.

Fulton County Youth Commission: The Fulton County Youth Commission HOPE initiative was focused on reaching the homeless and impoverished areas. Youth Commissioners

disseminate essential items and most importantly information on FREE services for health, shelter, employment and other resources offered by Fulton County Departments. This initiative takes place every third Saturday and an average of 500 care packets are distributed.

Youth Leadership Academy – Boys: Boys recruitment for 2013 involved outreach to agencies and schools that specifically served families in areas with fewer resources throughout Fulton County. Eight youth from families in these areas joined the program.

Youth Leadership Academy – Girls: Girls recruitment for 2013 involved outreach to agencies and schools that specifically served families in areas with fewer resources and seven youth from families joined the program.

Public Housing Improvements and Resident Initiatives

Fulton County Housing and Human Services does not operate, own, or manage any public housing units. In Fulton County, a separate agency owns and manages public housing developments. As such, the County does not undertake public housing resident management or ownership initiatives. Instead, Fulton County Housing and Human Services continues to support, through financing or technical assistance, the efforts of local Public Housing Authorities (PHAs) within the County's Consolidated Planning Area that are consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and Youth development. Fulton County and the Housing Authority of Fulton County continue to strengthen their partnership as they work together in addressing the county's housing needs.

In 1937, the Georgia General Assembly enabled each county and city to establish functioning public housing authorities within their jurisdiction upon a declaration of need. The unannotated Code 8-3-11 declares the policy of Georgia that each housing authority shall manage and operate its housing projects or, in the event of its use of a private enterprise agreement, shall cause each housing project subject thereto to be managed and operated in an efficient manner so as to enable it to fix the rentals for dwelling accommodations for persons of low income at the lowest possible rates consistent with its providing decent, safe, and sanitary dwelling accommodations for persons of low income, and that no housing authority shall construct or operate the dwelling accommodations in any such project that are occupied or reserved for occupancy by persons of low income for a profit or as a source of revenue to the city or the county.

The Housing Authority of Fulton County (HAFC) operates as a quasi-governmental agency. The (HAFC) was created in 1972 after the County Commissioners of Fulton County determined that a need existed to oversee issues relating to housing units for low-income residents of the County by Fulton County legislation {resolution (Item #12, Special Meeting 1/19/72)}, to address the need for decent, safe, sanitary, and affordable housing in unincorporated Fulton County. HAFC is subject to enabling legislation authorizing the creation of the Housing Authority, and must comply with all applicable local, state and federal laws, including the specific HUD rules and regulations governing public housing authorities. By administering and developing housing opportunities for citizens of low to moderate incomes, the Authority has been able to provide not only housing stock, but also essential self-sufficiency skills crucial to assisting residents in moving up and out of public housing. Policy for the Authority is set by a nine-member board of commissioners who are appointed by the Fulton County Board of Commissioners. Additionally, the HAFC Board is charged with providing guidance to the Authority. In keeping with its strong belief in resident participation and empowerment, two members of the Board are residents of the Authority. The

HAFC receives funding from HUD for capital improvements, operating, housing, and resident supportive service activities. These resources, as well as others, are utilized to increase the number and quality of affordable housing units available to eligible low and moderate-income families within Fulton County through proactive management, operational and development-related activities.

Public Housing Authority Action Plan

Each year, Housing Authorities must complete a PHA Action plan. This Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Annually, the HAFC adheres to this regulation.

FULTON COUNTY	GA264	ga264v01.pdf	
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Some of the goals and objectives identified for the 2012 -2014 HAFC Plan included:

1. Implementing practices and procedures conducive for effective agency administration.
2. Expanding the supply of assisted housing through applying for additional rental vouchers; leveraging private or other public funds to create additional housing opportunities; and acquiring or building units in non-impacted areas throughout Fulton County.
3. Increasing assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential voucher landlords; increasing voucher payment standards as applicable; and implementing homeownership programs. Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.
4. Providing an improved living environment by implementing measures to deconcentrate poverty; implementing public housing security improvements; and designating developments or buildings for particular resident groups (elderly, persons with disabilities).
5. Promoting self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients' employability; and provide or attract supportive services to increase independence for the elderly or families with disabilities.
6. Ensuring equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing, a suitable living environment for families living in assisted housing and accessible housing regardless of race, color, religion national origin, sex, familial status, and disability.
7. Developing additional affordable housing opportunities for the community by continuing to expand HAFC's public housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing.
8. Developing and maintaining affordable housing programs such as HAFC's Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFC is serving the maximum number of families. Recycle a percentage of the families in HAFC's Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.

9. Utilizing local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, “public” housing authorities. Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients.

Planned specific initiatives that are a continuation of existing strategies included:

1. Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the HAFC asset inventory in coordination with other County revitalization efforts, including consideration of the feasibility of disposing Belle Isle properties and utilizing the proceeds to undertake affordable housing development in other areas of the County.
2. Continuing to implement the HUD approved Family Self Sufficiency Program which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations, and work with the COC, Inc. who will secure the partnerships necessary for service coordination for the benefit of these families.
3. Providing in-kind support (non-financial) to Community Opportunity Centers, Inc., (COC) an affiliate non-profit of the HAFC who will facilitate the provision of resident services and self-sufficiency initiatives for HAFC residents. The COC is being restructured as a “fundraising arm” to secure resources to sustain services and programs. To include, but not be limited to providing resident services.
4. Continuing to manage all properties to uphold the strategic goal of the Authority of ensuring quality affordable housing within Fulton County.

Troubled Public Housing Authorities

The HUD Office of Public and Indian Housing uses a scoring system by which it may determine if a housing authority is “troubled”. On August 16, 2013, HUD released the final scoring indicating a score of 88 which categorizes the HAFC as a “Standard Performer”. Under the terms of a Recovery Agreement Action Plan, the HAFC continues to make reports to HUD until the HAFC has been completed the action items required under the Correction Action Plan and VCA.

Public Housing Programs

Housing Choice Vouchers (formerly Section 8)

HAFC has designated the Housing Choice Voucher program as the key to resident mobility, designed to move families not only beyond dependence on public assistance, but out of high poverty neighborhoods. To that end, families are given assistance in identifying units located in all areas of unincorporated Fulton County. The Housing Choice Voucher program is the Federal Government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Currently, the Housing Authority of Fulton County administers over 2,200 Housing Choice Vouchers serving residents living in incorporated Fulton County. Through the portability feature of vouchers (the ability to move from one jurisdiction and/or state to another jurisdiction and/or state with Voucher assistance), the

number of clients that has moved into unincorporated Fulton County from other states and jurisdictions has risen.

Any of the following types of housing were eligible to be considered for assistance under the Housing Choice Voucher Program:

1. All structure types: single family, duplex, multi-family, low rise or high-rise;
2. Manufactured homes where the assisted family leases the mobile home and the pad;
3. Manufactured homes where the assisted family owns the mobile home and leases the pad;
4. Group Homes or shared housing;
5. Congregate and Assisted Living facilities (only the shelter rent is assisted);
6. Single Room Occupancy facilities;
7. Units owned (but not subsidized) by the PHA;
8. Units being purchased by the assisted family in accordance with the Section 8
9. Homeownership criteria;
10. A cooperative housing development in which the family owns shares would still be
11. Considered a lease arrangement under the voucher program.

The HAFC waiting list for vouchers is currently closed. There are 600 people on the Housing Choice Voucher waiting list. The list was opened on September 13, 2013 for one day and applications were taken first come- first serve via telephone and online (www.hafc.org) until the 600th application was taken. The following four numbers were used: (404) 462-7243, (404) 462-7226, (404) 462-7264 (404) 462-7265 and (404) 696-0499 tty.

Within this program, other initiatives in the budget of the rental assistance program are similar to the standard program. These initiatives are the following:

Family Self Sufficiency Program

The HAFC works to strengthen the families that we serve by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families we then in turn change the face of our communities, thereby eliminating communities that carry a stigma. Families are guided through the Family Self Sufficiency Program by a Family Self Sufficiency Coordinator. The head-of-household of each participating family must sign a Contract of Participation with the HAFC FSS Program. An Individual Training and Services Plan is developed for the Head of Household and any household member on the lease, 18 years or older, interested in participating in the program. The plan outlines the participant's goals, activities and services. According to the plan, participants are referred to community resources and provided with personal counseling services to assist them in dealing with the many issues that may be obstacles to their success. Coordinated services may include, but are not limited to, child care, transportation, education, job training & employment counseling, substance abuse / alcohol abuse treatment or counseling, household skill training, and homeownership counseling.

Participating families may be further assisted in the home buying process by the funds that they may accumulate in an FSS escrow account. The escrow account is established when an increase in the family's portion of their rent is triggered by an increase in income earned from work. As long as the family's rent portion exceeds what their portion was at the time that they joined the program, the HAFC makes a monthly deposit into their escrow account that equals a portion of the increase. Once the head-of-household completes all of the goals listed in her/his Individual

Training and Services Plan, and all of the program requirements, the funds accumulated in the escrow account are disbursed to them.

A general telephone number (404) 588-4950 is provided for potential recipients wanting to obtain county waiting list information. This waiting list information is updated on a yearly basis. This information is also available on the Authorities website at www.hafc.org and the following location: 4273 Wendell Drive, Atlanta, GA 30336.

During calendar year 2013, the Authority's Housing Choice Voucher (Section 8 Rental Assistance) programs provided \$17,683,319 in housing assistance which encompasses assistance paid on behalf of portability clients, benefiting 2,096 households

INVESTMENTS BY SPECIAL NEEDS/RACIAL/ETHNICITY CATEGORY

	White	Black	Hispanic	Asian/ Pacific Islander	Native American	Other*	Elderly 62+	Special Needs
Housing Choice Voucher	66	2,016	12	0	2	0	165	245

*Housing Choice Voucher (Section 8) figures are an estimated breakout of ethnic groups based on current tenant data. *The tenants may identify with more than one racial category; therefore, the total number will not equal the total beneficiaries.*

During this past year, the Housing Authority continued initiatives to increase home buying activity. The Housing Authority encouraged cooperative efforts between builders, developers, non-profits, and participating lenders. Staff worked with seven participating lenders that support affordable housing for working families. The lenders were Academy Mortgage Corporation, Bank of America, Community Capital Bank, Network Funding, Real Estate Mortgage Network, Southeast Mortgage of Georgia and Town Square Mortgage and Investments.

Housing Counseling Services

The HAFC is a HUD certified housing counseling agency committed to assisting potential and existing homeowners by providing the following free pre and post-purchase services:

Home Buyer Education Workshop

A one day, eight (8) hour pre-purchase workshop designed to provide the basic skills required to become long term owners of residential real estate and educate individuals about the home buying process. This course includes presentations by industry professionals on topics ranging from the mortgage loan process to choosing a property. You do not have to be a client of the HAFC to take part in this workshop. Registration is available online. A total of twenty-three attendees of the HAFC Home Buyer Education Seminars in 2013 purchased a home. The goal for HAFC Voucher Participants to purchase a home in 2013 was 2. Two (2) or 100% of HAFC Participants who were engaged in the housing counseling program purchased a home in 2013.

Housing Counseling Report January 2013 to December 2013		
Clients Served	Households	Percentage of Total*
White	6	6%

Black	91	94%
Native American	0	0%
Asian	0	0%
Hispanic	4	4%
Non-Hispanic	93	96%
Purchased Homes on HAFC Voucher Program	2	100%
Purchased Homes – Non-Voucher Program Attended HAFC Home Buyer Education Seminar	23	24%

**Percentages calculated based on total of 97*

Community Resources

Funds are offered to clients on an ongoing basis to pay towards down payment and/or closing costs. HAFC has partnering relationships with various organizations and government agencies who administer community second programs.

In FY 2013, HAFC proposed to utilize approximately \$252,311 in HUD funding toward the implementation of their comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of public housing in coordination with other County revitalization efforts. The HAFC will continue to implement deconcentration efforts through the Housing Choice Voucher Program.

The HAFC inventory consists of the 100-unit Allen Road mid-rise and a nine-unit Belle Isle Apartment housing development. The Allen Road High-rise has an on-site staff that assist residents with both on-site emergency care and medical staff. The building is handicap accessible, and features many on-site activities. The residents are Elderly (62 years of age); near elderly (at least 50-61 years of age) classified disabled as defined by Federal Americans with Disabilities Act of 1990, the 24 CFR 891.505 and 891.305 and Social Security Administration and conventional families.

In 2003, the Housing Authority of Fulton County was awarded a HOPE VI Grant by HUD in the amount of \$17,191,544 to redevelop the former Red Oak Public Housing site located in South Fulton County. The HOPE VI site is located on Thompson Road, at the northeast corner of South Fulton Parkway and Highway 92 adjacent to a new commercial development anchored by a grocery store. In the past thirty-six months, over 14,000 units of residential housing were permitted by Fulton County in the general area. The development concept includes a mix of multi-family units and elderly units.

The HAFC received funds under the Replacement Housing Program. The Replacement Housing Program provides capital funds to Housing Authorities when obsolete public housing units are demolished and for the sole purpose of developing new public housing units. HAFC received Replacement Housing Funds for the former Boatrock and Red Oak Public Housing projects which were demolished. The Legacy at Walton Lakes represented the first Replacement Housing Project (RHP) to be developed by HAFC. This project consisted of a total of 126 rental units for seniors only and is located on Camp Creek Parkway in South Fulton County approximately 1 mile from the Camp Creek Marketplace; a recently developed retail center with major anchors such as Lowe's and Target as well as several smaller retailers and restaurants. Of the total units; 16 are public housing units; 24 units are Project Based Rental assistance units; 50 units are Low Income

Housing Tax Credit units; and the balance of the 36 units are market- rate units. Construction for the property was completed December 2008. The final phase of the HOPE VI project will be developed as an elderly only facility as well. Replacement Housing Factor funds will also be utilized to assist in financing of the Riverside project which will be developed as a mixed-use or elderly only property.

Evaluation and Reduction of Lead-Based Paint Hazards

HUD regulations regarding lead based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is difficult to measure the exact number of housing units with lead-based paint hazards. Lead is a toxic metal that was used for many years in products found in and around our homes. Although lead improves paint performance, it is a dangerous substance and may lead to a number of health problems. It is especially damaging to children under age six whose bodies are still developing. Lead causes nervous system damage, stunted growth, delayed development behavioral problems, learning disabilities, seizures. At high levels, lead can cause coma, convulsions, and in extreme cases, death. It can cause kidney damage and affects every organ system of the body. It also is dangerous to adults, and can cause reproductive problems for both men and women. Most people poisoned by lead occur in and around their home when they are exposed the harmful levels of lead contaminated dust, deteriorated lead-based paint, and lead-contaminated soil.

According to Scorecard, which provides a web's based resource for information about pollution problems, toxic chemicals and other relevant information about a variety of lead hazard indicators. Scorecard provides maps at the national, state, county, and census tract level that spotlight areas with housing that is at high risk of lead contamination. Scorecard uses housing and demographic measures from the 2000 Census as indicators of potential lead hazards. Other sources are used to characterize lead hazards include the CDC report Surveillance for Elevated Blood Lead Levels Among Children - US, 1997-2001 (Sept. 2003) and The Second National Report on Human Exposure to Environmental Chemicals.

NOTE: Potential hot spots of lead hazards in housing are identified based on hazard indicators, not lead monitoring data. Because local data on lead contamination are generally unavailable, Scorecard relies on housing and demographic indicators to identify areas with housing that has a high risk of lead hazards. Scientific studies have demonstrated that housing built prior to 1950 and households with income below the poverty threshold have an elevated risk of lead contamination. Scorecard uses data from the 2000 U.S. Census for both of these risk factors to estimate potential lead hazards in housing.

As noted below, Fulton County has ranked in the highest US number of housing units with potential hazards and hazard indicators.

Number of Housing Units with High risk of lead hazards:

Rank	County	Number of housing units	Percentile
1.	FULTON	6,900	90-100 %

			High Hazard Indicator
Number of housing units built before 1950:		49,000	90-100 % High Hazard indicator
Number of housing units with low income: 45,000		45,000	90-100 % High Hazard indicator
Number of children under 5 living below poverty:		17,000	90-100 % High Hazard indicator
		30%	50-60 % Medium Hazard Indicator
2.	<u>CHATHAM</u>	2,500	
3.	<u>DEKALB</u>	2,100	
4.	<u>BIBB</u>	1,900	
5.	<u>RICHMOND</u>	1,900	
6.	<u>MUSCOGEE</u>	1,500	
7.	<u>CLARKE</u>	1,200	
8.	<u>FLOYD</u>	950	
9.	<u>DOUGHERTY</u>	770	
10.	<u>TROUP</u>	690	

Scorecard Pollution Locator: Lead Hazard County Report

When compared to other counties in the United States, Fulton County data reflects that 2% of the units may contain some type of hazard.

According to the American Academy of Pediatrics, blood lead concentrations have decreased in US children, but approximately 25% still live in housing with deteriorated lead-based paint and are at risk of lead exposure with resulting cognitive impairment and other health issues. Lead screenings are mandated across the United States. A lead screening is conducted by a simple blood test. Fulton County Department of Health and Wellness collects samples of paint and dust in the homes of children diagnosed with elevated lead blood levels and analyzed for lead content. If there is lead present in the home, the property owner is advised of mitigation methods to reduce the exposure of children to lead in the home.

The Centers for Disease Control and Prevention (CDC) has lowered their level of significance to 5 micrograms of lead in a deciliter of blood and recommends public health actions be initiated, including environmental investigations to determine the source of exposure when 10 micrograms of lead per deciliter of blood is reached. Below is a chart indicating that Fulton County has the highest in metro Atlanta area of the number of children exposed to lead hazards.

Number of Children exposed in these counties		
County	Total Number Screened (2013)	≥ 10 ug/dL
Clayton	3,894	8
DeKalb	8,496	33
Fulton	13,794	49
Fayette	569	<5
Gwinnett	9,370	34
Henry	1,767	<5
Rockdale	1,204	7

As a result, Fulton County Housing and Human Services has incorporated its' lead base paint program in accordance with the Department of Housing and Urban Development. All federal funded activities covered by the HUD Lead Safe Home regulations were carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. The Department will continue to strive toward lead-safe housing where these sources of funds are used. Housing Rehabilitation Senior Housing Inspectors have completed Lead-Based Paint training and obtained Certification. The inspectors continue to have their certifications renewed periodically. For activities involving housing rehabilitation Fulton County Housing inspects all units subject to the Final Rule for lead-based paint hazards. Where lead-based paint is found, actions are taken to eliminate the hazards. Under the Home Ownership Program (HOP), lead-based paint inspections were conducted in accordance to Housing Quality Standards (HQS) protocol. Where chipping or peeling paint is present that exceed the de minimis levels is found on homes being purchased that were built before 1978, the eligible home buyer and the seller are notified in accordance to Title X, Sec. 1018. Owners and buyers participating in the Housing Rehabilitation Emergency Assistance Grant and Home Ownership Programs signed lead-based paint hazard forms and each party received a lead hazard information pamphlet, evaluation results and disclosure information. The seller also received the seller's certification form.

In addition, the Housing Authority of Fulton County (HAFC) conducts lead-based paint inspections in conjunction with Housing Quality Standards (HQS) inspections on all new units available under Section 8. In 2012 HAFC continued to make these inspections a mandatory component of HQS procedures.

Additional information about lead-based abatement is available in through the federal Environmental Protection Agency, HUD, and the National Paint and Coating Association at www.lead safetraining.org or the National Lead Information Clearinghouse at www.epa.gov/lead.

COMPLIANCE WITH PROGRAM AND COMPREHENSIVE PLANNING REQUIREMENTS

Fulton County has a Comprehensive Planning/Zoning Division, which works in consultation with the development of the Consolidated Plan. The Division oversees land use maps, comprehensive plans, zoning applications and procedures, code enforcement, and community outreach and liaison services. The Planning and Zoning Division has identified regional priorities and is implementing a plan to place Fulton County at the forefront of innovative planning and development of Smart growth to improve Fulton County communities. This division currently has drafted an adopted senior housing ordinance, which ensures developers of such units are adequate size for this specific population.

CERTIFICATIONS OF CONSISTENCY WITH THE CONSOLIDATED PLAN

Housing and Community Development staff reviewed four projects located in Fulton County for consistency with the current adopted Consolidated Plan and for consistency with the consortium's relocation policies. All certifications of consistency were provided to agencies requesting certifications after a fair and impartial review of the proposed activity to determine that they did indeed further the specific goals, objectives and strategies outlined in the Five -Year Consolidated Plan. Additionally, the County reviewed the Annual and Five Year PHA Plan prepared for the Housing Authority of the Fulton County.

MONITORING

Standards

Monitoring encompassed compliance with applicable Federal and state laws and regulations, including but not be limited to: 24 CFR Part 570 (Entitlement Grants Regulations, OMB Circular A-87, OMB Circulars (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," and with OMB Circular A-110, "Uniform Administrative Requirements for Grants and Agreements With Universities, Hospitals and Other Nonprofit Organizations". Performance was measured against project timetables and objectives specified in contracts or cooperation agreements executed between the County and each sub-recipient.

Monitoring Plan

The Office of Housing and Community Development staff have developed and put into place a complete system for monitoring its sub-recipients for all programs. In general, monitoring emphasizes the evaluations of progress, performance, and compliance with applicable regulations and procedural requirements. The County carried out housing rehabilitation and business loan activities, and some homeownership and homeless assistance programs, directly. At every step of the process, HCD staff provided hands-on assistance to program recipients, answered questions and helped solve problems.

Monitoring System

Annually, monitoring is tasked as an assignment of each individual Project Manager of a sub-recipient in receipt of the County's Federal Program funds. The staff members are under the supervision of a Community Development Manager, Deputy Director, and Director of the Housing and Human Service Department. Fulton County requires sub-recipients to submit

monthly status reports on their projects. The County also conducts an annual internal audit of the CDBG, ESG and HOME programs. These audits are coordinated through the County's Finance department.

The monitoring system included:

- (1) **Risk Analysis of Sub-recipient:** The staff of Housing and Human Service analyzes existing and new sub-recipients of Fulton County Federal program funds to determine strengths and weaknesses in the administration and implementation of grant allocations. Areas to be analyzed include, but are not limited to: program management capabilities, grants administration, financial reporting, and record maintenance; prior experience with the Federal program administration, progress of previously funded Federal projects, knowledge of CDBG, HOME and ESG program regulations; and level of technical assistance needed to carry out proposed funding activities.
- (2) **Annual Monitoring Schedule:** Each project manager develops a monitoring schedule for each project assigned and coordinates this schedule with the sub-recipient. Each project manager develops a monitoring schedule for their respective sub-recipient project/activity. It is required that sub-recipients be monitored on-site at least once per program year.
- (3) **Performance Reports:** Sub-recipient performance reports are routinely required in all written sub-recipient agreements. CDBG project managers require reports on a monthly basis from all sub-recipients. When performance reports are not received as scheduled, the staff will contact the sub-recipient directly, both verbally and in writing, to request the applicable report.

Additionally, the Department of Housing and Community Development staff maintains monthly project management reports. The monthly project management report contains current information on the activity of each federally funded project. Staff compiles and maintains the information on a consistent and regular basis.

- (4) **Procedures for Reviewing Financial Management and Procurement:** The Housing and Community Development staff utilizes a monitoring check-list form to review how sub-recipients are managing the financial aspects of projects for which the County disburse funds. Special attention is given to program income guidelines, administrative cost expenditures, identifying needs for and provision of technical assistance, financial analysis capabilities, receipt and review of the A-128 and A-133 audit reports, as well as monitoring of sub-recipient procurement practices.
- (5) **Training and Technical Assistance:** An individual or group training and/or technical assistance session is provided by the Department of Housing and Community Development staff to sub-recipients who are receiving CDBG and HOME funds for the first time, as well as for those identified as high risk. High risk sub-recipients may include new and/or familiar grantees. This program specifically addresses the needs of federally funded sub-recipients in the administration of grants or loan funds and the

understanding of relevant Federal regulations and requirements governing the use and management of these funds. All sub-recipients and applicants receive, as a reference tool, a Program Manual outlining program procedures, requirements and regulations.

- (6) **Procedures for Correcting Deficiencies:** Notification of all sub-recipients of their results of the monitoring occurs through formal letters. The letters will inform the sub-recipients of areas of concern or non-compliance and suggest methods of correction.

Program Specific Monitoring

CDBG

Under the CDBG Program, Fulton County Housing and Human Services enters into binding Cooperative Agreements with several local jurisdiction in the County (except for the Cities of Atlanta, Johns Creek, Roswell, and Sandy Springs) for participation in the Community Development Block Grant (CDBG) program. Such agreements are useful tools for insuring compliance with program provisions by the County and the Cities. Additionally, these agreements provide a basis for enforcing program requirements and for identifying remedies in the event of a breach of the provisions. Elements contained in these agreements are inclusive of, but not limited to:

- Rules and Regulations
- Project Implementation Schedule
- Type of Activity
- Terms and Conditions
- Program Requirements
- Procurement
- Budget – Office of Management and Budget (OMB Circulars)
- Scope of Services/Statement of Work
- Reporting Requirements
- Reimbursement Requests
- Section 3
- Fair Housing
- Environmental
- Citizen Participation

Fulton County Housing and Human Services staff also completes on-site monitoring of its CDBG projects at a minimum of one time per year. Some projects require additional on-site technical assistance during implementation. The project manager assigned to the individual project determines the need for additional monitoring or technical assistance. Activities that are determined to be high risk are monitored more regularly. Policies established are to ensure compliance with regards of applicable project eligibilities and national objectives. All sub-recipients (participating partners) will provide the County vouchers, invoices, progress reports, and any statistical data required to obtain reimbursement. All materials must be project specific to include invoices for materials purchases, labor records, scope of the work performed and data to evidence project costs. Documentation will also include performance status reports, a description of the services performed and a breakdown of project beneficiaries by income, age, residence ethnic background, and disability.

A monitoring report is completed for the following compliance areas:

- Environmental;
- Eligibility;
- Fair Housing;
- Immigration
- Civil Rights and Equal Opportunity;
- Minority Women and Business Enterprises
- Financial and Audit;
- Federal Labor Standards;
- Acquisition and Relocation, Section 104(d);
- Interim and Final Audit;
- Final Benefit Count/Beneficiary Information;
- Housing Rehabilitation Standards and Policies;
- Lead Based Paint Hazard Reduction Regulations, and
- Citizen Participation.

In additional, staff conducts onsite technical assistance visits at a minimum of three (3) a year with each recipient of funds. If during the monitoring of expenditures, funds are not disbursed timely, funds may be reprogrammed during the year to meet the timeliness of funds. Monitoring and/or site inspections of the following sites occurred during 2013:

CDBG Projects were monitored in accordance with the execution of contractual agreements.

HOME

Monitoring is conducted annually to ensure that HOME funds are used in accordance with all applicable Federal requirements. The scope of monitoring depends on the type of the activity and all three programs that are operated under HOME maintains a separate monitoring schedule.

The primary goals for monitoring include:

1. Ensure production and accountability;
2. Ensure compliance with HOME and other Federal requirements; and
3. Evaluate organizational and project performance.
4. Responding to community needs, and
5. Maximizing the use of resources

An additional goal for monitoring is the collaboration of Fulton County with the Georgia Department of Community Affairs to conduct monitoring visits on those projects that have both HOME and Low-Income Housing Tax Credits funds.

The basic elements of the monitoring visit include sending a formal notification letter, confirmation of monitoring dates, scope of the monitoring and information needed for review during the monitoring visit. Fulton County carries out on-site monitoring for all rehabilitation projects on a random basis preferably three to four times during rehabilitation work depending on the scope of the job.

Monitoring for all programs should be directed to but not limited to:

Management system for oversight of HOME-assisted multifamily properties

Annual monitoring includes a review of the management and operation of each HOME assisted project. Certification Statements verifying compliance with the income targeting requirements for tenant-based rental assistance (TBRA) and HOME-assisted multifamily properties have been developed. These statements will be signed and enclosed in each project file. Copies of Land Use Restriction Agreements (LURA) and Low Income Housing Tax Credits (LIHTC) for multifamily projects will also be in the files. The HOME Final Rule (24CFR part 92) and the Code of Federal Regulations regulate the financial management and administration of HOME projects.

Income targeting requirements

Documentation under regulations 92.216, 90% of the total households assisted through the rental or TBRA program have incomes that do not exceed 60 percent of the area median income. Twenty percent of the HOME-assisted rental units must be occupied by families who have annual incomes that are 50% or less of median incomes. Documentation for the applicants to insure that they were low-income and eligible for HOME funds will be in each file. The County will include a certification statement in all project files.

Site and neighborhood standards

Documentation under regulations 92.202, in carrying out the site and neighborhood requirements with respect to new construction of rental housing, the County will make the determination that proposed sites for new construction meet the requirements in 24 CFR 983.6(b). Documentation will be in the file indicating findings. The County will comply with the applicable provisions of Title VI of the Civil Rights Acts of 1964, The Fair Housing Act, E.O. 11063, and HUD regulations to promote greater choice of housing opportunities.

Maximum per-unit subsidy

Documentation under regulations 92.250(a); all HOME assisted units do not exceed 221(d)(3) limits for elevator type housing and the Field Office of HUD may increase per-unit subsidy limits to 240% on a program-wide basis. Fulton County will comply with the applicable maximum per-unit subsidy standards.

Property standards

Documentation will be in the file indicating that the projects have been inspected by the County's inspectors. The County will include a certification statement in all project files to certify compliance with the applicable property standards.

- Lead-Based paint poisoning prevention act 42 U.S.U. 4831-5 et al and HUD implementing regulations at 24 CFR part 35
- Historic Housing Rehabilitation and new construction in historic districts
- Accessibility: Must meet regulations referred in 24 CFR part 5.015(a).
- Easy living standard: applicants are encouraged to apply this standard

HOME rents limits

In accordance with regulations 92.252, rent cannot exceed 30% of the adjusted income of a family whose annual income equals 65% of the median income for the area, and if the unit receives

Federal or State project-based rental subsidy the family must be very-low income (not to exceed 50% of the median income for the area), and the family must pay no more than 30% of adjusted income for rent. Documentation will be in the file indicating applicants are eligible for HOME funds.

Maximum sales price

Documentation under regulations 92.254(a)(2)(i), in the case of acquisition of newly constructed housing or standard housing, the purchase price for the type of single-family housing, cannot exceed 95% of the median purchase price for the area. The County will keep documentation of each home sold that will be occupied by low- to moderate-income families.

Affirmative Fair Housing Marketing Plan

All applicants seeking funding proposing four or more units must have an Affirmative Fair Housing Marketing Plan (AFHMP) prepared in compliance with Fair Housing Laws, and HOME requirements.

- An opportunity for prospective buyers to indicate how they became aware of the affordable housing opportunity.
- The owner must display the fair housing opportunity logo or slogan in a high traffic area of its central office.
- The applicant must develop or assign for the development of communications materials.

Fair Housing, Equal Opportunity and Accessibility Laws

Applicants must comply and certify with any and all federal, state and local laws relating to fair housing and equal opportunity, including but not limited to those listed below:

- The Federal Fair Housing Act 42 U.S.C. §3601 et seq. (1968))
- The Georgia Fair Housing Act O.C.G.A. §8-3-200 et seq, section 804(a-e), 805, 806
- Title VI Civil Rights Act - 1964 42 U.S.C. 2000d)
- Title VIII Civil Rights Act - 1968 42 U.S.C. 3601 et seq.
- Minority Business Enterprise Executive Orders 11625, 12432, and 12138
- Age Discrimination Act of 1975 42 U.S.C. §6107
- Section 504 of the Rehabilitation Act of 1973 29 U.S.C. §794
- Americans with Disabilities Act of 1990 (ADA) 42 U.S.C. §12116 et seq.
- Section 3 of the Housing and Urban Development Act of 1968 12 U.S.C. 417 1 U et seq.
- Executive Order 11063 as amended by Executive order 12259
- Affirmative Marketing in accordance with HOME Final Rule at 24 CFR 92.351
- The Housing for Older Persons Act of 1995 (HOPA) final regulation 1999 effective on May 3, 1999.
- Executive Order 12138-("National Women's Business Enterprise Policy")
- Executive Order 12432: National Priority to Develop Minority and Women Owned Businesses of Oct. 13, 1971, appear at 36 FR 19967, 3 CFR, 1971-1975 Comp., p. 616
- Executive Order: 11625, "National Program for Minority Business Enterprise.
- Executive Order 12892, as amended
- Executive Order 13166 "Improving Access to Services for Persons with Limited English Proficiency" August 11, 2008..
- Age Discrimination Act of 1975.

- Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity

Record keeping requirements

Documentation for the applicants, under regulations 92.508(a) (3), demonstrating that they were low-income and eligible for HOME funds, will be contained in each file. The County will include a certification statement in all project files to certify the applicant's income status and acknowledge that they are eligible for HOME funds.

Davis-Bacon

Every project approved that includes 12 or more units assigned with HOME funds must contain a provision requiring payment of not less than the wages prevailing in the locality to all laborers and mechanics employed in the development of any part of the housing.

Financial Management: Federal OMB Circulars A-133, A-87, A-122

ESG

There are no sub-recipients of ESG funds. The Fulton County Department of Human Services will administer the ESG funds which are used for physical improvements to the Jefferson Place Emergency Shelter and the provision of essential services to homeless individuals and families residing in emergency shelters. All activities will be carried out in compliance with applicable Federal regulations.

NSP

Fulton County performs in-depth, limited, remote, on-site monitoring or a combination of monitoring types at least as necessary to ensure that NSP funds are used for authorized purposes in compliance with laws, regulations, and the provisions of any partner agreement and those performance goals are achieved. In general, monitoring will emphasize evaluations of progress, performance, and compliance with applicable regulations and procedural requirements. Monitoring shall encompass compliance with applicable Federal and state laws and regulations, to include but not be limited to: 24 CFR Part 570 (Entitlement Grants Regulations, OMB Circular A-87, OMB Circulars (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," and with OMB Circular A-110, "Uniform Administrative Requirements for Grants and Agreements With Universities, Hospitals and Other Nonprofit Organizations". Performance will be measured against project timetables and objectives specified in contracts or cooperation agreements executed between the County and any sub-recipient, developer and/or Housing Partner. Effective monitoring ensures contractual compliance, highlights areas of concern, and provides assistance as needed. If the identification of problem areas occurs, the NSP staff provides technical assistance to improve performance. Substandard performance as determined by the Fulton County Housing and Community Development Division and the U.S. Department of Housing and Urban Development will constitute non-compliance with this Agreement.

During this reporting year, the NSP Monitoring Guide was updated and distributed to the Development Partners. The guide referenced the following:

1. Purpose : Each activity, except planning and administrative activities, must benefit - LH 25 and LMMI households
2. Requirements: Laws and Regulations- elements related to the following:
 - Rules and Regulations
 - Project Timetable
 - Type of Activity
 - Terms and Conditions
 - Program Requirements: Site Inspections are conducted in two phases
 - Prior to acquisition, the Development partners submit a request for acquisition request. The County reviews the request and conducts site visits to determine if the unit is eligible based on the County preferred design and appeal, marketability, location, price and estimated performra of work.
 - After rehabilitation work has been completed: NSP staff ensures that the rehabbed work is to the County's satisfaction.
 - Budget
 - Scope of Services/Statement of Work
 - Reporting Requirements
 - Reimbursement Requests
 - Certification:
 - Record keeping requirements: Documentation for the applicants, demonstrating that they were low-income and eligible for NSP funding, are contained in each file. The County also maintains both an income eligible worksheet and a certification statement in all project files to certify the applicant's income status and acknowledge that they are eligible for NSP funds.
 - Property standards: Documentation is in the file indicating that the projects have been inspected. The County includes a certification statement in all project files to certify compliance with the applicable property standards.
3. Process: The basic element of the NSP monitoring strategy is as follows:
 - Pre-monitoring preparation:
 - Conducting the Monitoring:
 - Notification- Once a date has been set, a formal notification letter including the confirmation of monitoring dates, scope of the monitoring/areas of review, the schedule is sent. Unless there are extenuating circumstances, the letter is sent at least two weeks prior to the monitoring. For remote monitoring, the letter identifies specific information to be submitted by the program participant and a timeframe for submission.
 - Entrance Conference- The purpose of the entrance conference is to explain how the monitoring will be conducted. and ensures that all staff has a clear understanding of the purpose, scope, and schedule of the monitoring from the very beginning; identify/confirm key program participant staff who will assist during the monitoring; set up or confirm meeting or interview times, schedule physical inspections; verify the programs/activities to be reviewed and, if on-site, how access to files and work areas will be granted.
 - Assessment Process./ Documentation and Data Acquisition:

- Staff interviews
- Reviewing all relevant records/ file reviews to verify and document compliance and performance. The Exhibit questions are designed to assess and document compliance with program requirements. Document the responses to the questions. The Exhibits form the basis for monitoring conclusions and are supplemented by program participant records copied or reviewed during the monitoring.
- Clear written record of the steps followed and the information reviewed during the visit. Documenting any conversations conducted with the program staff, statistics and/or financial figures, on-site inspection of projects, and the written policies that are obtained from the file reviewed.
 - Provide a copy and obtain signatures for the Fulton County NSP Confidentiality Statement
- Exit Conference: At the end of the monitoring review, NSP staff conducts an exit conference with the appropriate participant officials or staff to discuss preliminary brief notes conclusions. In part, this serves to confirm the accuracy and completeness of the information used to form the basis for the monitoring conclusions. It may also highlight areas of disagreement/misconceptions or misunderstandings between Fulton County NSP and the participant. Additionally, the Development Partner may clarify or support their position and acknowledge the deficiency and provide an opportunity to report on steps they are already taking to correct the matter
- Monitoring Conclusions: A written record is created detailing the steps followed and information reviewed during the compliance monitoring visit. All conclusions, whether positive or negative are supportable, defensible, and adequately documented. Fulton County uses the following decision categories:
- An official Monitoring Letter is sent will be mailed within two weeks after the exit conference describing all deficiencies, recommendations for improvements and time frame to reply.

Results of monitoring activity:

During the reporting year, NSP staff conducted 1 financial monitoring on-site visit. Performance was measured against financial project timetables and objectives specified in the Partner agreement executed between the County and one of the Development Partners. The monitoring was based on reviewing internal procedures, financial recordkeeping, limited financial records, and an interview with principal staff. The following areas were assessed to confirm that the NSP was being carried out in accordance with the federal requirements.

- Tracking of Expenditure of Funds
- Process and Timing of Home Sales
- Receipt and Tracking of Program Income

The County NSP continued working on closing out the identified concerns and closed the October 2012 monitoring visit. All items were addressed.

NSP project management staff conducted desk audits in throughout the program year.

NSP project management staff conducted several on-site property technical assistance visits.

All of the sub-recipients of HUD program Funds were determined to be compliant with federal, state and local regulations and Fulton County's internal processes.

HUD conducted a monitoring visit of the Fulton County Program during March 11-14, 2013. The Monitoring visit was conducted so that HUD could verify that the County's NSP is carrying out grant activities stated in the Consociated Plan, and funds are being expended timely, and in compliance with applicable statuary and regulatory requirements.

Office of Inspector General (OIG) conducted an HUD internal audit during September 23-27, 2013 to review HUD's oversight of the County's NSP. This review included the County's capacity in carrying out NSP grant activities as reported to HUD, review of the timely expenditure of NSP funds, and the overall compliance with applicable NSP statuary and regulatory requirements.

DCA completed an on-site monitoring visit on October 31, 2013. It's that time of year again. The visit concentrated on the following aspects:

- Affordability Period compliance
- Calculation of resale price
- Income eligibility of recipient(s)

SELF-EVALUATION

Due to continual cuts in federal funding, Fulton County has limited resources; it is unlikely that each goal can be addressed in any single program year. In most cases, the approved funding levels for specific activities are considerably lower than the amounts requested. This, in turn, limits the impact of the proposed activities on the low- and moderate-income persons they are designed to serve. Although Fulton County has continued to make progress in meeting the priority needs and specific objectives outlined in the Consolidated Plan and Annual Action Plan. Activities undertaken in 2012 have aided in the development of viable communities by providing decent housing, suitable living environments and expanding economic opportunities for low- and moderate-income persons.

The following occurred in carrying out the activities under each program:

CDBG

There were no major obstacles hindering Fulton County's ability to carry out the CDBG activities in 2013. The utilization of funding provided activities that benefited low- to moderate-income persons and families, including economic development, public service, and neighborhood improvement needs. Activities included, fair housing, housing counseling, services for seniors and youth, housing rehabilitation, facility and infrastructure improvements.

HOME Program

HOME has made a substantial contribution to Fulton County's housing efforts. Even though the housing and foreclosure crisis continued to be prevalent with more stringent lending requirements and tightened credit requirements, which created an additional barrier of potential homeowners to meet qualifications. HOP assisted many borrowers with down payment assistance and closing cost. HOP increased neighborhood stability and generated economic growth. The County's Rehabilitation program sustained existing housing stock and assisted the elderly age in place. The TBRA funds obverted homelessness and reliance on substantial government assistance.

Fulton County continued efforts to promote and enhance its existing programs and partnerships and establish and develop new partnerships and initiatives. There is an ongoing effort to establish new and continue existing partnerships with the local lending institutions and other programs and foundations.

ESG Programs

As the County faces continued budgetary cuts, our ability to supplant lost HUD funding has diminished however Fulton County Housing and Human Services intends to continue to use ESG funding to provide needed shelter and essential services to 150 men and 150 women and children as we continue to reduce homelessness and those at risk of becoming homeless. The County continues to maintain and provide emergency housing and essential services to homeless seniors, veterans, and other individuals experiencing homelessness in a manner consistent with our consolidated plan. As a shrinking government entity, our resources are limited due to the economy. But the demands for homeless services are increasing tremendously. Private and foundation funding sources are not positioned to fund local government projects.

PUBLIC PARTICIPATION/CITIZEN COMMENTS

Fulton County encourages citizen participation in all stages of the planning process. The County's website provided notice of the Department's solicitation on the Draft CAPER. The County's Financial Reporting staff was available to persons or interested parties who require technical assistance in understanding the Plan, the preparation of comments and the preparation for requests of funding. This availability and responsiveness is also employed in handling and responding to whatever reasonable complaints are made concerning the Plan and its undertakings.

While preparing this CAPER report, Fulton County published a Public Notice in Neighbor Newspaper- Northside, North Fulton Neighbor and South Fulton, on February 26, 2013 regarding the availability of the draft 2013 CAPER on March 10, 2013 for public review and comment. A press release was announced in the [Cascade Patch and 11 Alive data sphere](#). Public comments for the CAPER were fifteen days with the deadline due by 5:00 p.m. March 25, 2013 for inclusion in the final CAPER document to be submitted to HUD. Notifications were also sent to a mailing list that includes industry professional and organizations which includes Neighborhood associations, Friends of the Disabled, Drake House, Pan Asian Community Services, Georgia House District 62 newsletter, Fulton County Facebook and Twitter accounts for posting in common places, websites and/or distribute to their mailing list. The draft documents were made available for public review on the County's web site and by request.

Copies of the Draft were made available for review at the following locations beginning March 10, 2013:

- Fulton County Government Website: <http://www.fultoncountyga.gov/divisions-and-programs/housing-and-community-development>
- Fulton County Housing and Human Services - 137 Peachtree Street, SW, Suite 300, Atlanta, GA 30303
- Atlanta-Fulton County Main Library (Central Library) - 1 Margaret Mitchell Square, S.W., Atlanta, GA 30303
- Alpharetta Public Library - 238 Canton Street, Alpharetta GA 30004
- South Fulton County Service Center, - 5600 Stonewall Tell Rd., College Park, GA 30349
- Southwest Regional Public Library - 3665 Cascade Rd., S.W., Atlanta, GA 30331
- North Fulton Service Center - 7741 Roswell Rd., Atlanta, GA 30350
- East Point Branch Library - 2757 Main Street, East Point, GA 30344
- College Park Library - 3647 Main St College Park 30337
- South Fulton Library - 4055 Flat Shoals Road, Union City, GA 30291
- Fairburn Branch - 60 Valley View Drive Fairburn, GA 30213
- Fulton County Government Service Center - 5440 Fulton Industrial Boulevard, Atlanta, GA 30336

Throughout the program year, monthly opportunities were provided to citizens to comment on the County's programs. The sessions are facilitated with Program and Financial Staff, Atlanta Legal Aid and Metro Fair Housing Agency to assist seniors and other citizens learn how to make sound financial decisions about their homes. Topics included help for the struggling homeowner, credit worthiness, homeowner education, protecting credit and homes, fair housing issues and laws, program information, how to recognize and avoid potential scam artists and other fraudulent business solicitations that citizens might receive by phone or from individuals who visit their neighborhoods. Informational packages were also available.